



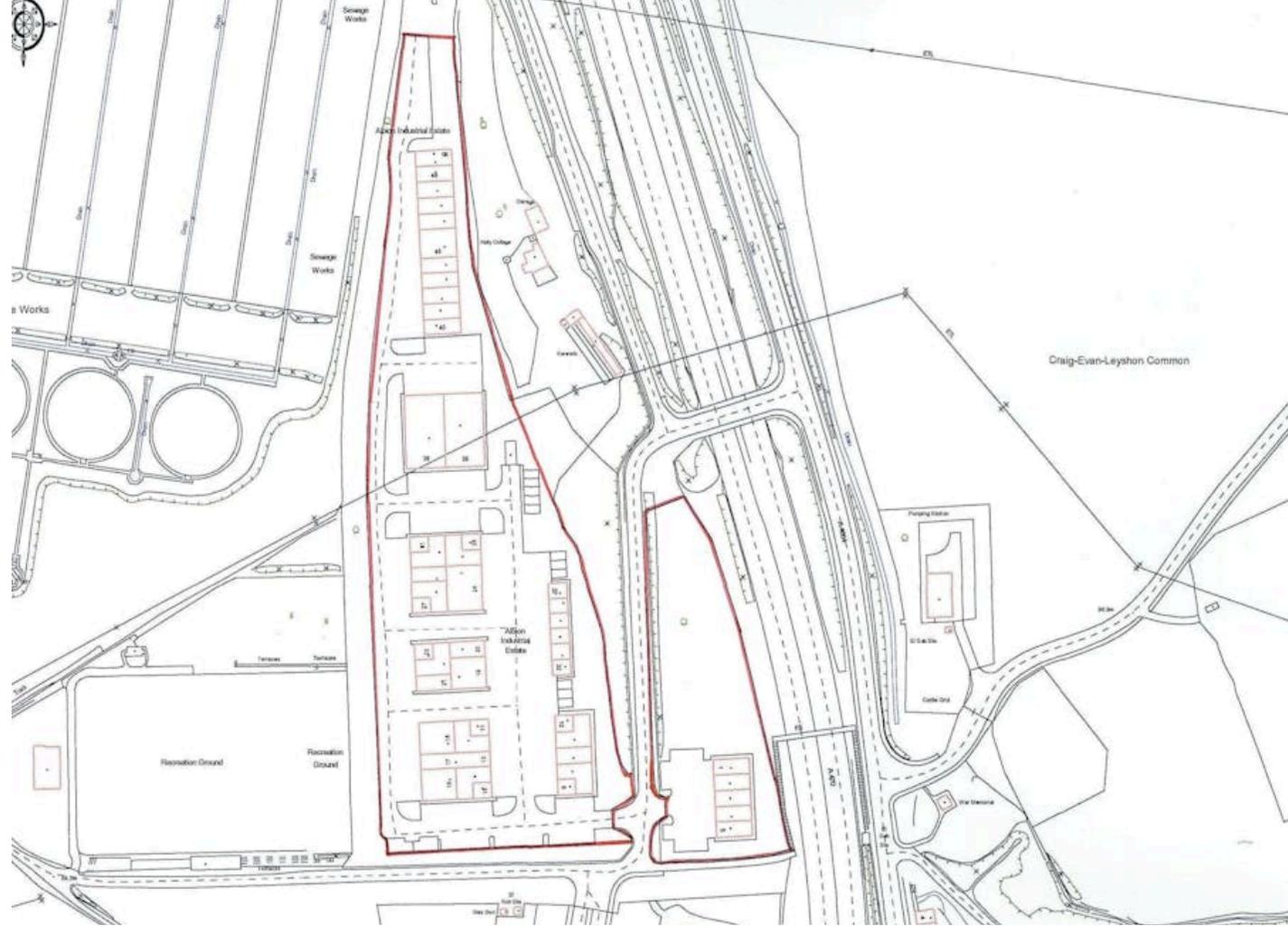
TO LET

Unit 30 COMING SOON DRAFT, Albion Industrial Estate,
Pontypridd, **CF37 4NX**

Coming Soon - Industrial / Warehouse Units To Let

CHECK EAVES, ROLLER DOOR MEASUREMENTS , RENTS AND INSURANCE

- LED Lighting
- 1 x roller door (width xxxxxxxx x height xxxxx)
- Min eaves height xxxxm . Max eaves height xxxm
- Open plan warehouse with integral WC facilities
- Established industrial estate
- Close proximity to A470 dual carriageway
- Ample parking on estate



Size

1,419 sq ft (131.83 sq m)

Rent

£12,775 per annum

Location

Albion Industrial Estate is one of the established industrial estates in the lower Cynon Valley areas.

The estate is situated approximately 2.5 miles north of Pontypridd. The estate is accessed via the A4054 (Merthyr Road).

Junction 32 of the M4 motorway is approximately 12 miles to the south, accessed via the A470 dual carriageway.

Connectivity

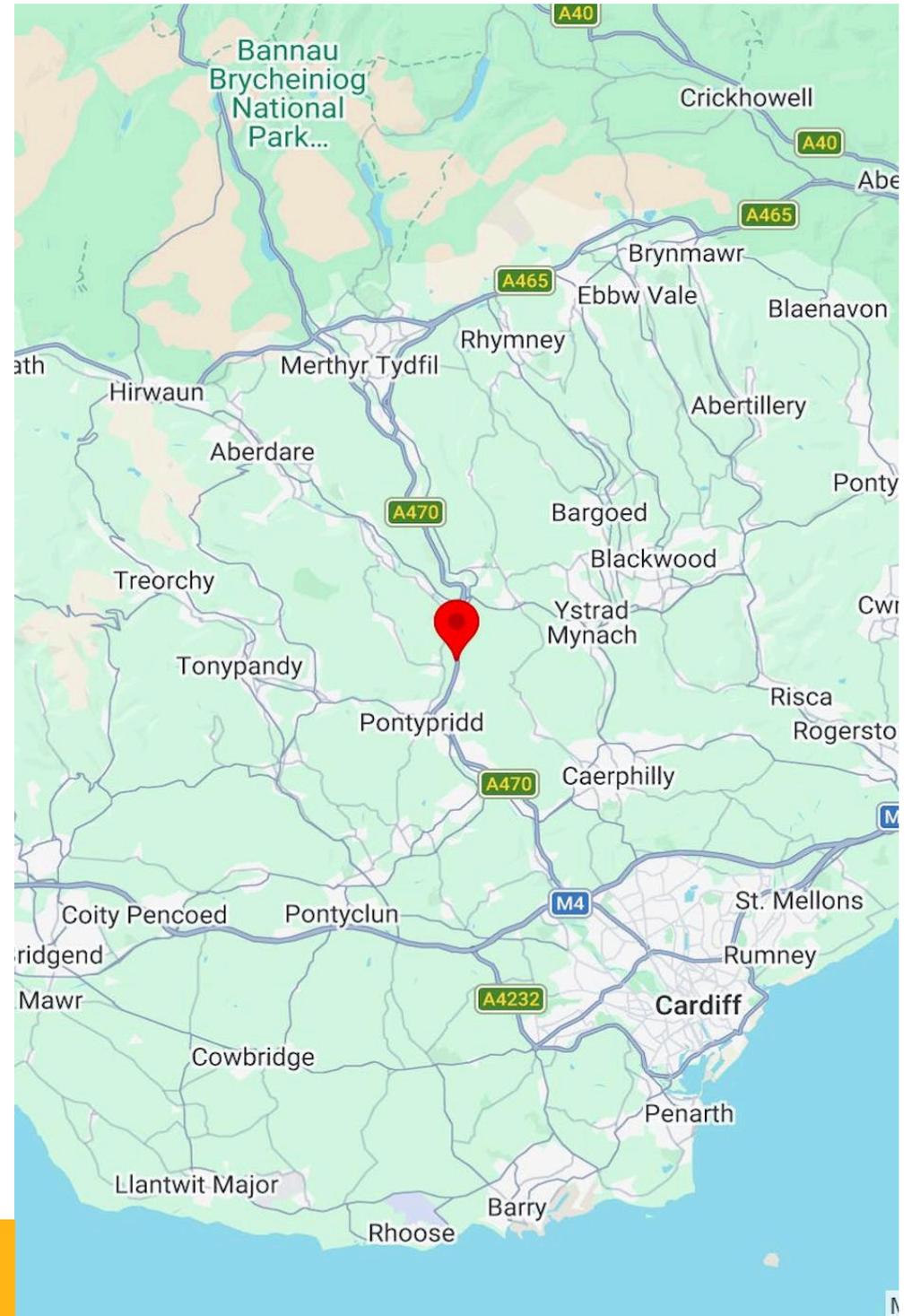
Road

A470	1 mile
M4 Jct 32	12 miles



Cities

Pontypridd	2.5 miles
Cardiff	12 miles
Caerphilly	9 miles



Description

Albion Industrial Estate is a popular commercial location situated adjacent to the A470.

These units comprise of a steel portal frame construction with part brick/blockwork, part metal clad elevations under a pitched roof.

With open plan workshop / warehouse accommodation, roller shutter door, LED lighting and dedicated parking with additional communal parking.

Units 3-5 comprise part of a terrace of units at the entrance to the estate of steel portal frame construction with part brick/blockwork, part metal clad elevations under a pitched roof. New roof cover 2023

Units are within fenced and gated compound

- Open plan workshop / warehouse accommodation
- WC facilities
- Each unit has a roller shutter door - 3 m wide by 3.4 m high*****
- Minimum eaves - 4m*****
- Maximum eaves - 4.7m*****
- *Forecourt parking / loading and additional communal parking available

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
	1,419	132
TOTAL	1,419	132

Specification



EPC: D (85)



Level Access: 3



Lighting Type: LED



Loading Doors
(Surface level): 3



Total parking spaces:
12



Minimum clear internal
height (m): 4



Maximum clear
internal height (m): 4.7



**Unit 30 COMING SOON DRAFT, Albion
Industrial Estate,
Pontypridd, **CF37 4NX****

Sat Nav. CF37 4NX



/////crunchy.surprises.landscape



what3words

Viewings

Please contact Jenkins Best

Terms

Units 3-5 are available on a new Full Repairing and Insuring Lease for a term of years to be agreed.

Rent

£12,775 per annum

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £10,250

Rates Payable: £5,822 per annum ratable Value from 1st April 2026 - please contact RCT to confirm details

Service charge

£1,301.91 per annum Budget Year End Sept 2026

Legal Costs

Each party to bear their own costs.

However, if the Tenant wishes to use the Landlord's In-House Lease, a contribution of £175 plus VAT is applicable

EPC

D (85)

VAT

Applicable

Contact

Craig Jones

07867 393494

craig@jenkinsbest.com

Tom Rees

07557 161491

tom@jenkinsbest.com

Amelia Nicholas

07703 975 677

amelia@jenkinsbest.com

Henry Best

07738 960012

henry@jenkinsbest.com

7 Ty-Nant Court, Morganstown,
Cardiff, CF15 8LW, UK

029 2034 0033

jenkinsbest.com

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