



TO LET

Unit 40 and 41, Albion Industrial Estate,
Pontypridd, **CF37 4NX**

Coming Soon - Industrial / Warehouse To Let - Available March 2026

- Established / vibrant industrial estate
- Close proximity to A470 dual carriageway
- LED lighting
- Forecourt parking / loading area
- Close proximity to A470 dual carriageway



Size

1,921 sq ft (178.47 sq m)

Rent

£16,810 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

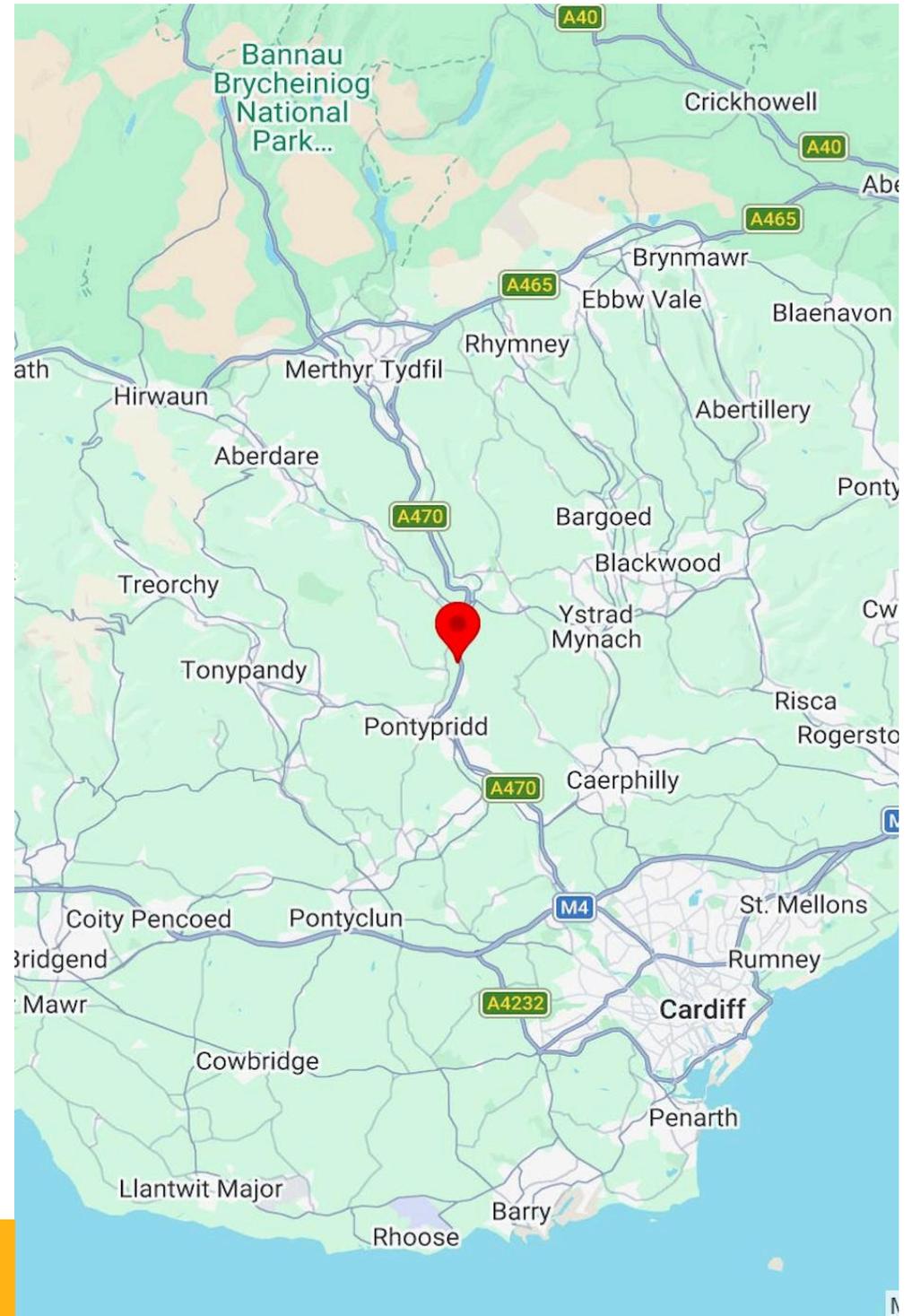
Road

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 40 & 41 are modern mid-terraced light industrial / warehouse unit of steel frame construction.

- Roller shutter door 3m wide and 3.3 m high
- Minimum eaves height 3.5m. Maximum eaves height 4.5m
- Single Pedestrian door
- 2.no WC's
- 3 phase electricity and water.
- Forecourt parking / loading and additional communal parking available

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
40-41	1,921	178
TOTAL	1,921	178

Specification



EPC: D (84)



Loading Doors
(Surface level): 2



Lighting Type: LED



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Sat Nav. CF37 4NX



/////crunchy.surprises.landscape



whoo3words

Viewings

Contact Jenkins Best

Terms

The unit is available on new Full Repairing and Insuring Lease for a term to be agreed.

Small business rates relief:

The unit may qualify for an element of small business rates relief:
<https://businesswales.gov.wales/topics-and-guidance/business-tax-rates-and-premises/business-rates-wales#guides-tabs--2>

Rent

£16,810 per annum

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £15,250
Rates Payable: £8,662 per annum Based on 2026 Valuation - please contact RCT to confirm details

Service charge

£1,762.48 per annum Budget Year End Sept 2026

Insurance

£543.67 per annum Insurance premium for year ending June 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 (84)

VAT

Applicable

Availability

Available Immediately

Contact

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These particulars do not constitute any part of an offer or contract.
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All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.