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Industrial

471 sq ft (43.76 sq m)

TO LET

Unit 31, Albion Industrial Estate,
Pontypridd, CF37 4NX

(Coming Soon) Industrial / Warehouse To Let - Reduced Rent & Flexible Terms (until end of 2026)

- Close proximity to A470 dual carriageway
- Warehouse/ production area with w.c facilities
- Roller shutter door
- Minimum eaves height 3.76m. Maximum eaves height 4.7m
- Forecourt parking / loading area
- LED lighting

Size

471 sq ft (43.76 sq m)

Rent

£3,600 - £5,880 per annum to 31/12/26. £5,880 per annum from 1/01/27. Rent to be increased by 3% per annum on any leases of 5 years or below

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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.

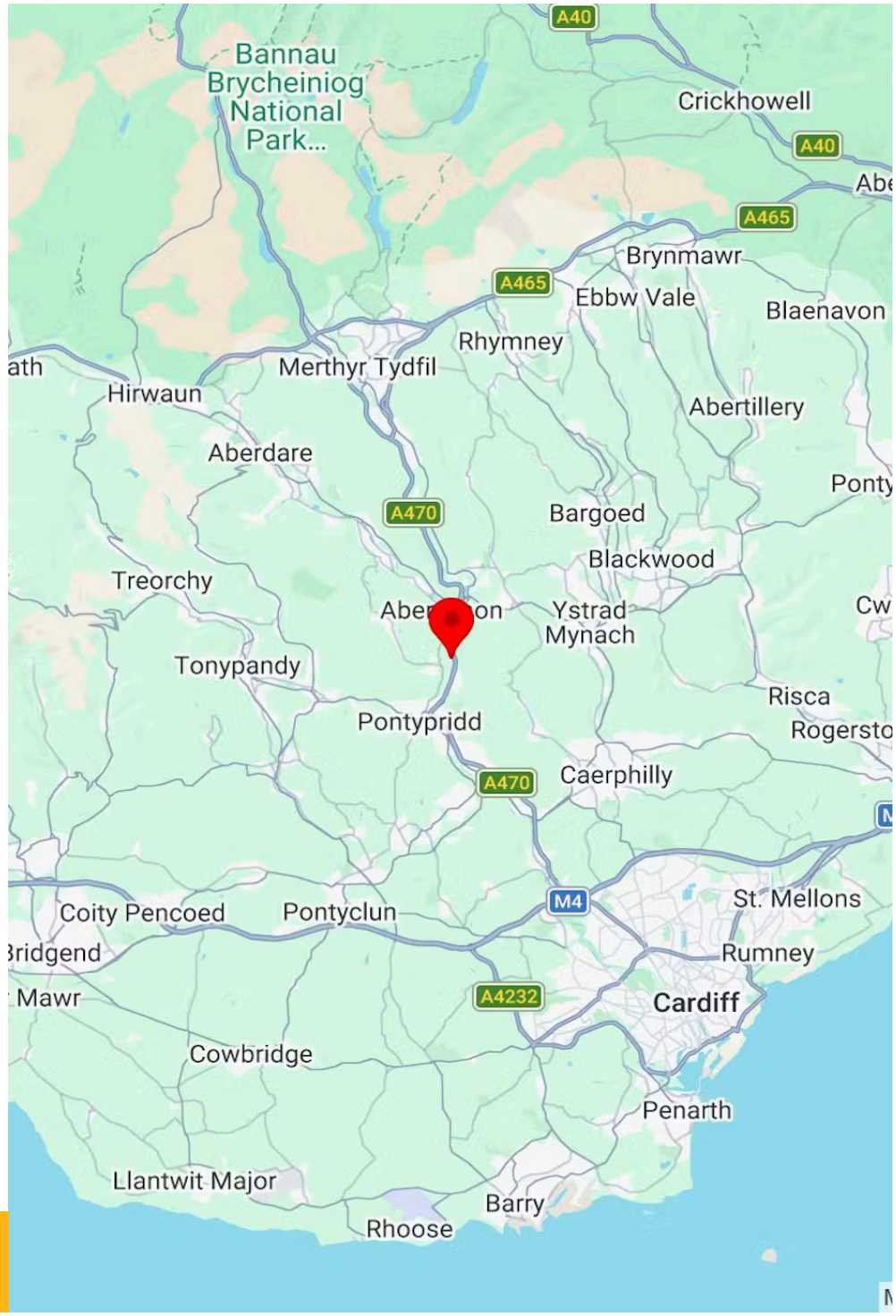
Connectivity

Road

M4 Junction 32	12 miles
A470	1 mile

Cities

Cardiff	12 miles
Pontypridd	2.5 miles
Caerphilly	9 miles



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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.

- Roller shutter door 3.1m wide and 3.5m high
- Minimum eaves height 3.76m. Maximum eaves height 4.7m
- Single Pedestrian door
- WC
- Electricity and water
- Roller shutter door

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
31	471	44
TOTAL	**471**	

Specification

EPC:

Lighting Type: LED

Loading Doors (Surface level): 1

Level Access: 1

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Sat Nav. **CF37 4NX**

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what3words

Viewings

Contact Jenkins Best

Terms

The unit is available on new Full Repairing and Insuring Lease for a term to be agreed. - Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request

Small business rates relief:

The unit may qualify for an element of small business rates relief: https://businesswales.gov.wales/non-domestic-rates-small-business-rates-relief

Rent

£3,600 - £5,880 per annum to 31/12/26. £5,880 per annum from 1/01/27. Rent to be increased by 3% per annum on any leases of 5 years or below

Lease Terms

New Lease Term of years to be agreed

Business rates

Rates Payable: Based on 2026 Valuation

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

VAT

Applicable

Availability

Available Immediately

Contact

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Regulated by RICS

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These particulars do not constitute any part of an offer or contract.
All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

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All terms quoted exclusive of VAT unless otherwise stated.

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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.