



Unit 42, Albion Industrial Estate, Cilfynydd, Pontypridd, CF37 4NX

Unit To Let: Recently redecorated throughout

Summary

Tenure	To Let
Available Size	961 sq ft / 89.28 sq m
Rent	£9,000 per annum
Service Charge	£881.70 per sq ft Budget Year End Sept 2026
Rates Payable	£4,316.80 per annum Based on 2023 Valuation
Rateable Value	£7,600
EPC Rating	C (68)

Key Points

- Close proximity to A470 dual carriageway
- 1 roller shutter door (width 3.0m x height 3.3m) and separate pedestrian access
- Forecourt loading / parking
- Unit recently decorated
- Open plan production area / warehouse with integral WC facilities
- Min eaves height 3.4m Max eaves height 4.1m
- New roller shutter door

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VAT	Applicable
Legal Fees	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
Estate Charge	£273.68 per annum Insurance premium for year ending June 2026
EPC Rating	C (68)

Description

Unit 42 is a mid terrace unit of steel portal frame construction with part brick/blockwork, part metal clad elevations under a pitched roof. The unit comprises the following:

- Open plan workshop / warehouse accommodation
- WC facilities
- Single level roller shutter door
- Forecourt parking / loading and additional communal parking available

Location

Albion Industrial Estate is an established industrial estate situated approximately 3 miles north of Pontypridd. The estate is accessed via the A4054 (Merthyr Road). Junction 32 of the M4 motorway is approximately 10 miles to the south via the A470 dual carriageway. Cardiff City Centre is within 15 miles whilst Merthyr and the A465 Heads of the Valley road is approximately 11 miles north.

Accommodation

Name	sq ft	sq m	Availability
Unit - 42	961	89.28	Available
Total	961	89.28	

Specification

Well located trade / industrial / warehouse unit

Roller shutter door - 3 m wide by 3.3 m high

Minimum eaves - 3.4m

Maximum eaves - 4.1m

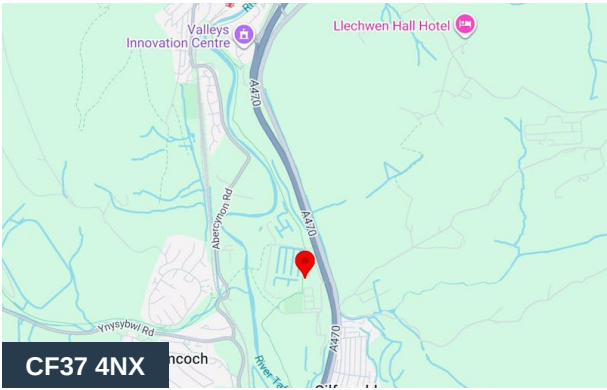
The landlord has undertaken the following works:

Installed LEDs throughout, EICR - Electrical safety test certificate,

Decorated internally including floor, Replaced roller shutter door.

Terms

Unit 42 is available on a new Full Repairing and Insuring Lease for a term of years to be agreed.



Viewing & Further Information

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