



Unit 28, Albion Industrial Estate, Cilfynydd, Pontypridd, CF37 4NX

Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	1,396 sq ft / 129.69 sq m
Rent	£11,870 per annum
Service Charge	£1,225 per annum Budget Year End Sept 2025
Business Rates	To be reassessed
EPC Rating	B (49)

Key Points

- Established industrial estate - Close proximity to A470 dual carriageway
- Open plan warehouse with integral WC facilities
- Forecourt loading and parking
- New LED Lighting
- Roller shutter door and separate pedestrian access
- Internally refurbished

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Business Rates	To be reassessed
Service Charge	£1,225 per annum Budget Year End Sept 2025
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	Upon Enquiry
EPC Rating	B (49)

Description

Unit 28 is a unit of steel portal frame construction with part brick/blockwork, part metal clad elevations under a pitched roof.

Location

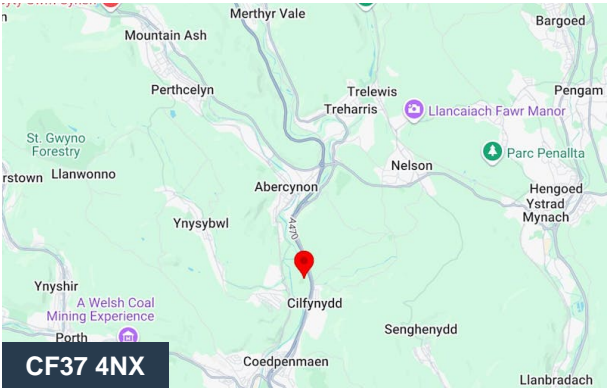
Albion Industrial Estate is one of the established industrial estate situated approximately 3 miles north of Pontypridd. The estate is accessed via the A4054 (Merthyr Road). Junction 32 of the M4 motorway is approximately 6 miles to the south, accessed via the A470 dual carriageway.

Specification

- Recently internally refurbished
- 'L' shaped unit with toilets
- LED lighting
- Roller shutter door - 3 m wide by 3.4 m high
- Minimum eaves - 3.2 m . Maximum eaves - 4.3 m

Terms

Unit 28 is available on a new Full Repairing and Insuring Lease for a term of years to be agreed.



Viewing & Further Information



Anthony Jenkins
07768 233919
anthony@jenkinsbest.com



Craig Jones
07867 393494
craig@jenkinsbest.com



Henry Best
07738 960012
henry@jenkinsbest.com

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