



TO LET

Unit 10, Albion Industrial Estate,
Pontypridd, **CF37 4NX**

Available Now - Industrial / Warehouse To Let (475 sq ft)

- Established / vibrant industrial estate
- Close proximity to A470 dual carriageway
- Starter unit
- Warehouse/ production area with w.c facilities
- Electric roller shutter door 3m wide x 3.4m high
- Minimum eaves height 4.0m.
Maximum eaves height 4.9m
- Forecourt parking / loading area
- LED lighting
- Units externally refurbished



Size

475 sq ft (44.13 sq m)

Rent

£5,700 per annum rent payable
monthly in advance

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

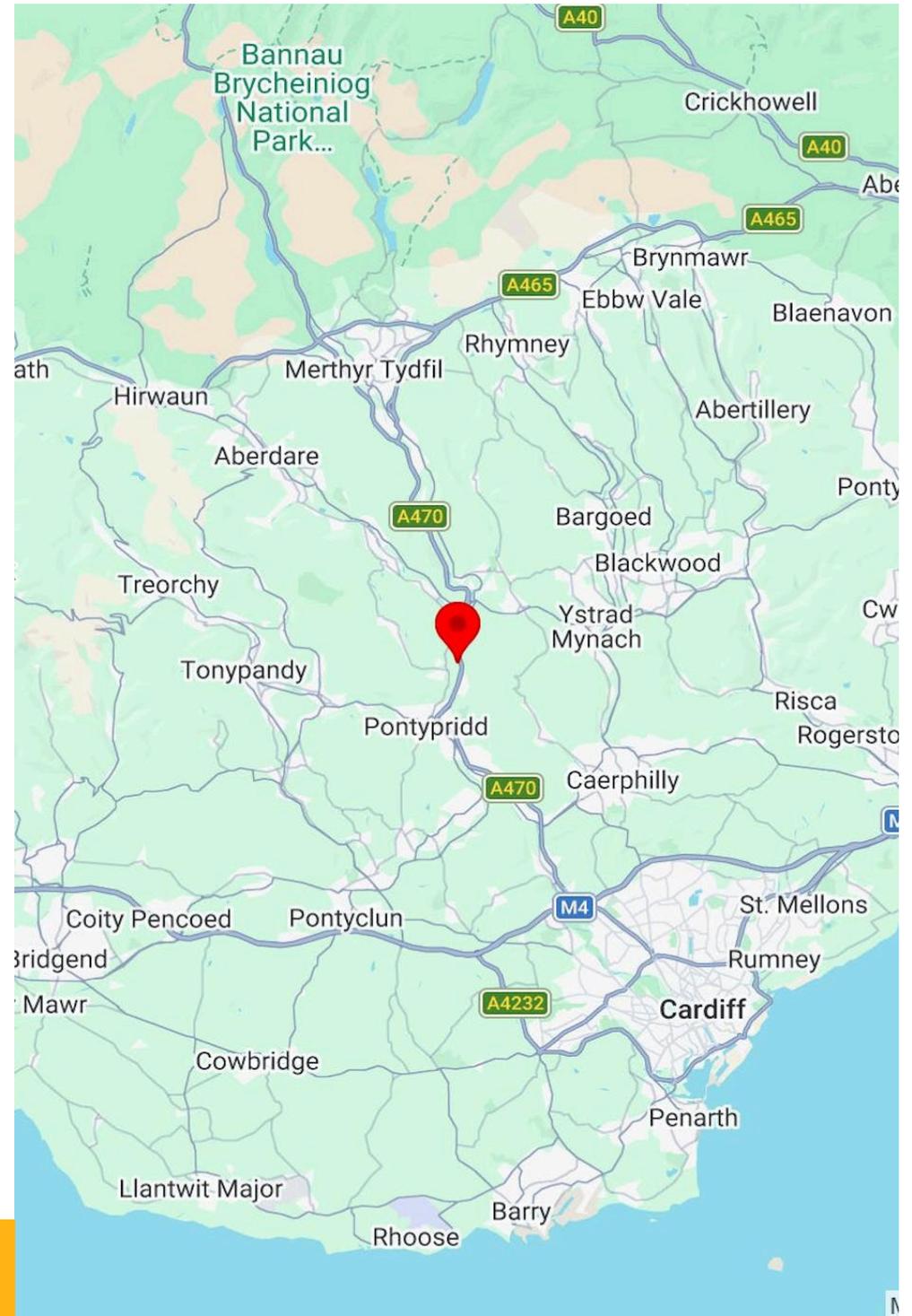
Road

M4 Junction 32	12 miles
A470	1 mile



Cities

Cardiff	12 miles
Pontypridd	2.5 miles
Caerphilly	9 miles



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.

- Workshop space measuring approx 7m x 6.27m
- Electric Roller shutter door (3m wide and 3.4m high)
- Minimum eaves height 4.0m. Maximum eaves height 4.9m
- WC block 2m x 1.9m (within workshop space)
- Single Pedestrian door
- Electricity and water
- Units externally refurbished

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
10	475	44
TOTAL	475	

Specification



EPC: B (48)



Lighting Type: LED



Loading Doors
(Surface level): 1



Level Access: 1



Minimum clear internal
height (m): 4



Maximum clear
internal height (m): 4.9



Unit 10, Albion Industrial Estate,
Pontypridd, CF37 4NX



Sat Nav. CF37 4NX



///crunchy.surprises.landscape



What 3 Words

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/non-domestic-rates-small-business-rates-relief>

Rent

£5,700 per annum rent payable monthly in advance

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £5,000
Rates Payable: £2,840 per annum Based on 2026 Valuation

Service charge

£435.80 per annum Budget Year End Sept 2026

Insurance

£104.10 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

B (48)

VAT

Applicable

Availability

Available Immediately

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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Best**
jenkinsbest.com



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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.