



INTERNALLY REFURBISHED 2024

Unit 24, Albion Industrial Estate, Cilfynydd, Pontypridd, CF37 4NX

Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	2,860 sq ft / 265.70 sq m
Rent	£22,675 per annum
Service Charge	£2,490 per annum Budget Year End Sept 2025
Business Rates	To be reassessed
EPC Rating	B (42)

Key Points

- Established industrial estate - Close proximity to A470 dual carriageway
- Open plan warehouse with integral WC facilities
- Min eaves height 3.4m . Max eaves height 4.2m
- New LED Lighting
- Roller shutter door (width 3m height 3.4m)

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Service Charge	£2,490 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	£613.07 per annum
EPC Rating	B (42)

Description

Albion Industrial Estate is a popular commercial location situated adjacent to the A470. Unit 24 is an end of block unit of steel portal frame construction with part brick/blockwork, part metal clad elevations under a pitched roof.

Location

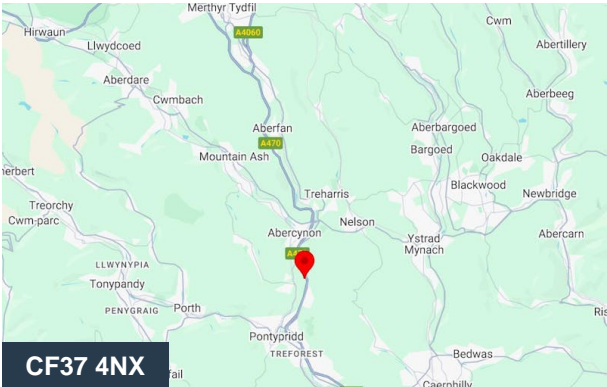
Albion Industrial Estate is one of the established industrial estates in the lower Cynon Valley areas, situated approximately 3 miles north of Pontypridd. The estate is accessed via the A4054 (Merthyr Road). Junction 32 of the M4 motorway is approximately 6 miles to the south, accessed via the A470 dual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

Specification

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

Terms

Unit 24 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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