

WORKSHOP UNIT WITH OFFICES



Unit 45, Albion Industrial Estate, Cilfynydd, Pontypridd, CF37 4NX

Industrial / Warehouse To Let - Photos taken 2024

Summary

Tenure	To Let
Available Size	1,945 sq ft / 180.70 sq m
Rent	£16,050 per annum
Service Charge	£1,785 per annum Budget Year End Sept 2026
Rates Payable	£6,674 per annum Based on 2023 Valuation
Rateable Value	£11,750
EPC Rating	Upon enquiry

Key Points

- Established / vibrant industrial Estate
- Close proximity to A470 dual carriageway
- New lease available
- Terraced unit with offices
- Roller shutter door and separate pedestrian door access
- Available December 2025

Unit 45, Albion Industrial Estate, Cilfynydd, Pontypridd, CF37 4NX

Summary

Available Size	1,945 sq ft
Rent	£16,050 per annum
Rates Payable	£6,674 per annum Based on 2023 Valuation
Rateable Value	£11,750
Service Charge	£1,785 per annum Budget Year End Sept 2026
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	£430.50 per sq ft Approximate Insurance premium for the year ending 20 June 2026
EPC Rating	Upon enquiry

Description

Unit 45 is a mid-terraced trade counter /light industrial / warehouse unit of steel frame construction.

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 9 miles to the south, accessed via the A470 dual carriageway.

Specification

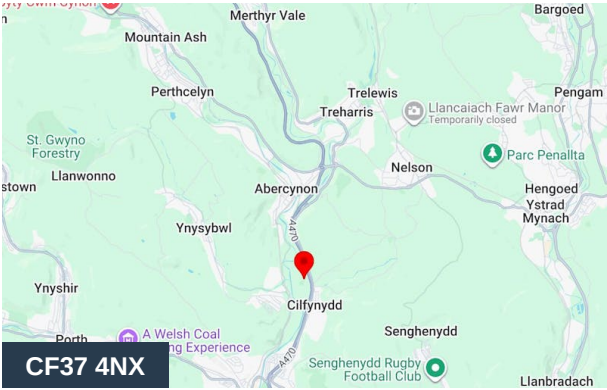
- Roller shutter door 3m wide and 3.35 m high
- Minimum eaves height 3.4m. Maximum eaves height 4.15m
- Single Pedestrian door
- 2 no WC's
- 3 phase electricity and water.
- 2 internal offices

Terms

The unit is available on new Full Repairing and Insuring Lease.

Accommodation

Name	sq ft	sq m	Availability
Unit - 45	1,945	180.70	Available
Total	1,945	180.70	



Viewing & Further Information



Craig Jones
07867 393494
craig@jenkinsbest.com



Anthony Jenkins
07768 233919
anthony@jenkinsbest.com



Amelia Nicholas
07703 975 677
amelia@jenkinsbest.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 05/11/2025