



Unit 39, Albion Industrial Estate, Cilfynydd, Pontypridd, CF37 4NX

Available November - Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	3,785 sq ft / 351.64 sq m
Rent	£34,065 per annum
Service Charge	£3,472.67 per annum Budget Year End Sept 2026
Rates Payable	£12,638 per annum Based on 2023 Valuation
Rateable Value	£22,250
EPC Rating	D (78)

Key Points

- Unit rebuilt in 2020
- LED lighting
- Established / vibrant industrial estate
- Internal Photos taken in 2020
- Warehouse/ production area with 2 no offices and w.c facilities
- Forecourt parking / loading area
- Close proximity to A470 dual carriageway

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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	£869.86 per annum Insurance premium for year ending June 2026
EPC Rating	D (78)

Description

Unit 39 is a modern semi detached light industrial /warehouse unit of steel frame construction with part brick/blockwork, part metal clad elevations under a pitched roof.

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 (North Cardiff) is approximately 9 miles to the south, accessed via the A470 dual carriageway.

Accommodation

Floor/Unit	Description	sq ft	Availability
Unit	39	3,785	Available
Total		3,785	

Specification

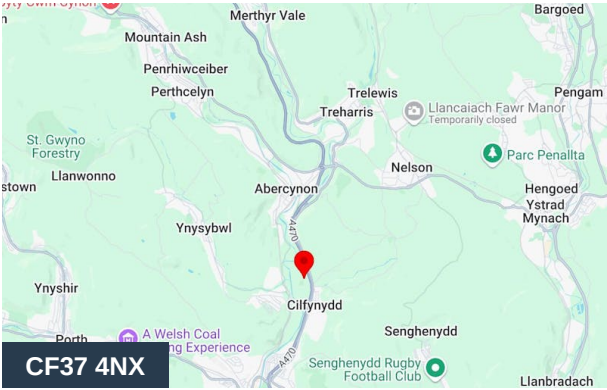
- Minimum eaves height 3.75 m.
- Maximum eaves height 4.21 m
- Roller door: 3m wide x 3.4m high
- Single Pedestrian door
- 2.no WC's
- 3 phase electricity and water.

Viewings

Contact Jenkins Best

Terms

The unit is available on new Full Repairing and Insuring Lease for a term to be agreed.



Viewing & Further Information

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