

# Albion Industrial Estate Pontypridd

Available to Let  
Warehouse  
920 - 9,025 sq ft

Open plan workshop / warehouse



Roller shutter door



LED Lighting



Refurbished throughout



Additional communal parking



# Albion Industrial Estate

Cilfynydd, Pontypridd CF37 4NX



## 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.

## 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.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

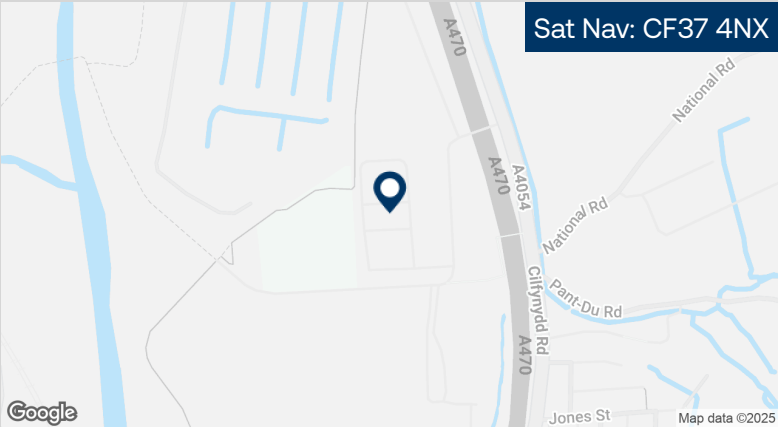
All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

**Mileway**

Wendy Wong  
walesandsouthwest@mileway.com  
0292 168 0815



## Accommodation:

| Unit    | Property Type | Size (sq ft) | Availability | Rent       |
|---------|---------------|--------------|--------------|------------|
| Unit 24 | Warehouse     | 2,849        | Upon request | £1,900 PCM |
| Unit 28 | Warehouse     | 1,404        | Upon request | POA        |
| Unit 42 | Warehouse     | 961          | Upon request | POA        |
| Unit 43 | Warehouse     | 920          | Immediately  | £750 PCM   |
| Unit 45 | Warehouse     | 1,945        | Upon request | POA        |
| Unit 46 | Warehouse     | 946          | Immediately  | £750 PCM   |
| Total   |               | 9,025        |              |            |

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