

Albion Industrial Estate

Pontypridd, CF37 4NX

Warehouse | 938 - 2,860 ft²



Open plan workshop /
warehouse



Roller shutter door



LED Lighting



Refurbished throughout



Additional communal parking

Available to Let

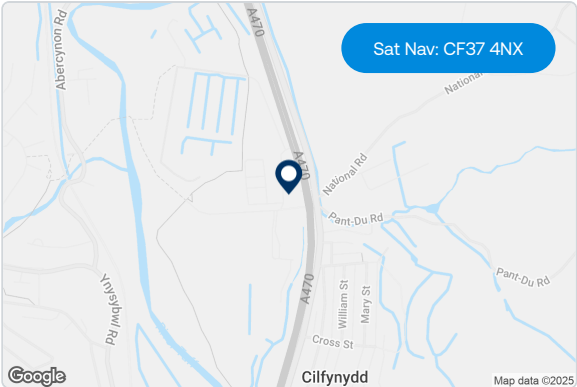
LastMileFirst | mileway.com





Description

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.

Further information

EPC Unit 3 : C , Unit 4 : B , Unit 5 : B	Rent Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	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.
--	--	--	--

Book a viewing

Mileway

Wendy Wong
walesandsouthwest@mileway.com
0292 168 0815



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
3	Warehouse	956	Immediately	880
4	Warehouse	938	Immediately	860
5	Warehouse	966	Immediately	890
3 & 4	Warehouse	1,894	Immediately	POA
4 & 5	Warehouse	1,904	Immediately	POA
3, 4 & 5	Warehouse	2,860	Immediately	POA
Total		9,518		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway