

Albion Industrial Estate

Pontypridd, CF37 4NX

Warehouse | 938 - 2,860 ft²



Open plan workshop /
warehouse



Roller shutter door



LED Lighting



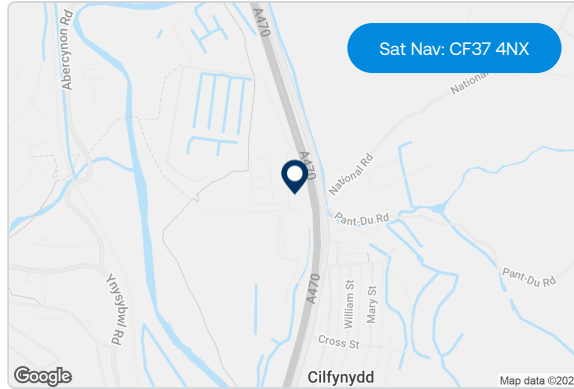
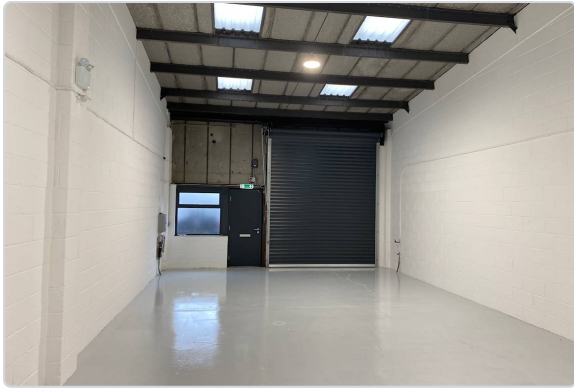
Refurbished throughout



Additional communal parking

Available to Let





Description

The estate offers a range of well-maintained units suitable for light industrial, warehouse, storage, trade counter, and distribution uses. Each unit benefits from excellent vehicular access, roller shutter loading doors, pedestrian access, and generous parking areas. The secure estate environment provides ease of operation for a variety of business types.

Key Features:

- Flexible unit sizes
- Roller shutter loading access
- 3-phase electricity (subject to unit specification)
- Generous eaves height
- On-site parking and loading areas
- Established industrial location
- Suitable for B1, B2, and B8 uses (subject to planning)
- Flexible lease terms

Location

Albion Industrial Estate is conveniently positioned with strong transport links to the A470 corridor, providing easy access to Pontypridd, Cardiff, and the wider South Wales region. The location offers a practical base for businesses seeking cost-effective industrial space within a well-connected commercial setting.



Accommodation:

| Unit | Property Type | Size (sq ft) | Availability | PCM Rent (£) |
|-------|---------------|--------------|--------------|--------------|
| 3 | Warehouse | 956 | Immediately | 800 |
| 4 | Warehouse | 938 | Immediately | 785 |
| 5 | Warehouse | 966 | Immediately | 805 |
| Total | | 2,860 | | |

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

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

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