

# Albion Industrial Estate

Cilfynydd, CF37 4NX

Warehouse | 450 - 3,305 ft<sup>2</sup>



Open plan workshop /  
warehouse



Roller shutter door



LED Lighting



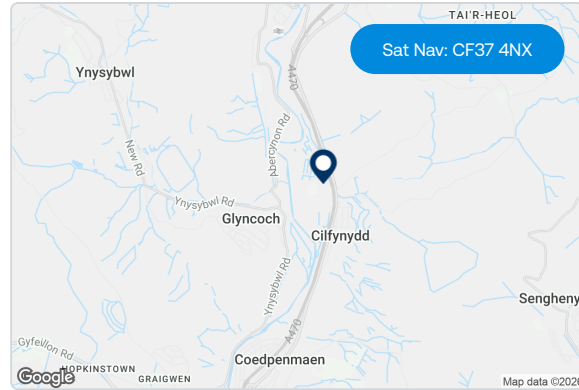
Refurbished throughout



Additional communal parking

Available to Let





## Description

Modern and versatile industrial units available at Albion Industrial Estate, strategically located in the established commercial area of Albion Industrial Estate, near Clifftydd.

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

## Further information

### EPC

Unit 24: D, Unit 26: D, Unit 42: C, Unit 46: D

### 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.

## 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 (£)
10	Warehouse	475	Immediately	475
26	Warehouse	450	Immediately	450
42	Warehouse	961	Immediately	720
44	Warehouse	923	Immediately	720
46	Warehouse	946	Immediately	720
Total		3,755		

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

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