

# Albion Industrial Estate

Cilfynydd, CF37 4NX

Warehouse | 938 - 2,860 ft<sup>2</sup>



Open plan workshop /  
warehouse



Roller shutter door



LED Lighting



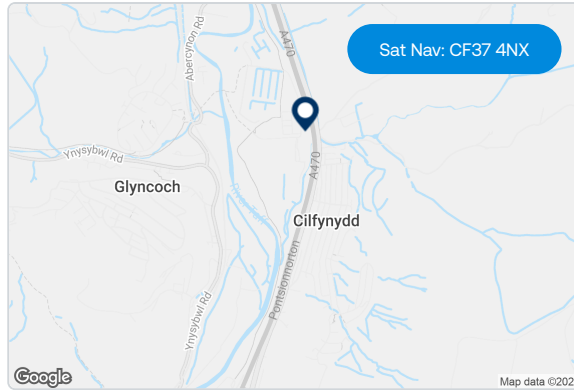
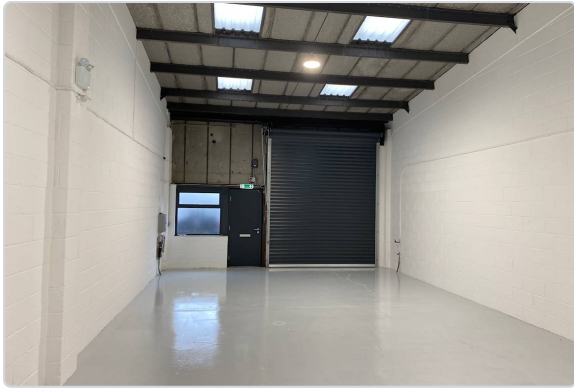
Refurbished throughout



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

## 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.

## 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

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# Mileway

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