



19-23 Norbury Road, Fairwater, Cardiff, CF5 3AS

Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	1,676 to 13,996 sq ft / 155.71 to 1,300.27 sq m
Rent	£80,000 per annum
Service Charge	N/A
Rates Payable	£29,224 per annum Based on 2023 valuation
Rateable Value	£52,000
EPC Rating	C (72)

Key Points

- Established commercial location on west side of Cardiff
- Detached unit
- Surrounding residential areas - 'last mile' delivery service potential
- Sub-division options

19-23 Norbury Road, Fairwater, Cardiff, CF5 3AS

Summary

Available Size	1,676 to 13,996 sq ft
Rent	£80,000 per annum
Rates Payable	£29,224 per annum Based on 2023 valuation
Rateable Value	£52,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Premium to be confirmed
EPC Rating	C (72)

Description

Well located detached industrial warehouse unit.

Location

Norbury Road is located on the western side of Cardiff within Fairwater. Surrounding residential areas include Llandaff, Canton, Ely and St Fagans. Cardiff city centre is within 3.5 miles and the M4 (J32) is will approximately 6.5 miles. A bus stop is located on the northern exit of Norbury Road linking to the city centre and rail stations are located within a short walking distance.

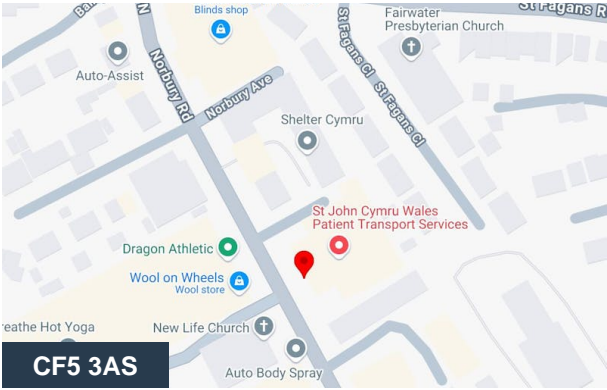
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	10,652	989.60	Available
1st - Office	1,669	155.06	Available
Ground - Office	1,676	155.71	Available
Total	13,997	1,300.37	

Specification

- Minimum eaves height warehouse 4.5 metres
- LED warehouse lighting
- Integral office and welfare facilities
- 2 No. electric level roller shutter doors
- Front loading / parking area



Viewing & Further Information



Henry Best
07738 960012
henry@jenkinsbest.com



Anthony Jenkins
07768 233919
anthony@jenkinsbest.com



Craig Jones
07867 393494
craig@jenkinsbest.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 12/03/2025