

CITY CENTRE LOCATION

Unit 12, Swift Business Centre, Keen Road, Cardiff, CF24 5JR

Trade /Warehouse Unit To Let

Summary

Tenure	To Let
Available Size	1,991 sq ft / 184.97 sq m
Rent	£19,950 per annum payable quarterly in advance
Service Charge	£3,093.09 per annum Budget Year End Dec 2024
Rates Payable	£7,165.50 per annum Based on 2023 Valuation
Rateable Value	£12,750
EPC Rating	D (89)

Key Points

- Popular estate
- Full height level sectional loading door - width 3.14 metres, height 4 metres
- WC facility
- End of Terrace
- Within fenced/ gated compound
- Warehouse area - portal frame, min. eaves 4.39 metres, max. eaves 5.8 metres
- 3 phase electric supply

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VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Approximate Premium for Year Ending Dec 2024
EPC Rating	D (89)

Description

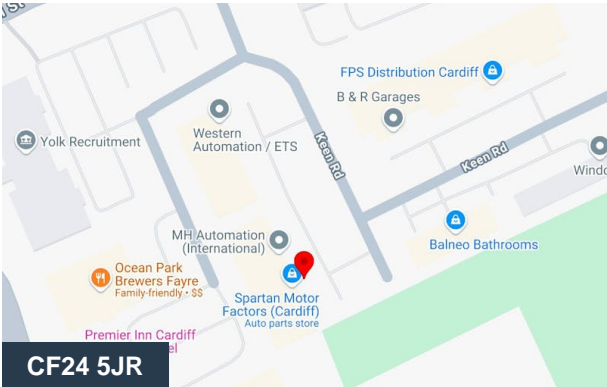
Modern light industrial unit within secure fenced and gated compound. Unit benefits from full height level sectional loading door and separate pedestrian entrance.

Location

Swift Business Centre is located less than 0.5 miles from Cardiff city centre. Queen Street and Central rail stations are within walking distance. The estate benefits from excellent road access with the A4232 link road and A48 in close proximity. The estate is one of the closest industrial / distribution sites serving the city centre and the Cardiff bay area.

Terms

New full repairing and insuring Lease available for a term of years to be agreed.



Viewing & Further Information



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