

To Let

Unit 3, Swift Business Centre, Keen Road, East Moors Industrial Estate, Cardiff, CF24 5JR

634 sq ft (58.90 sq m)

- Close to Cardiff City Centre
- Modern light industrial unit
- Located on secure, fenced site
- Benefits from good communication links



Location

Swift Business Centre is situated within Ocean Park just off the Magic Roundabout with the A4232 link road and A48 within close proximity. Approximately 1 mile from Cardiff city centre, the estate offers one of the closest industrial locations to the centre of Cardiff and Cardiff Bay.

Description

Unit 3 Swift Business Centre is a light industrial unit located on a secure fenced, gated site. The unit benefits from a level access loading door (W3.1 x H3.5m) and a separate pedestrian entrance via glazed entrance which benefits from an additional security shutter. Internally the unit has a WC facility and benefits from minimum eaves 4m and maximum eaves 5m. The unit has 3-phase electricity.

Terms

The unit is available by way of a new FRI lease, for a term of years to be agreed.

Viewings

Strictly by appointment with the joint agents, JLL and Jenkins Best.

Accommodation

The accommodation comprises of the following

Description	Sq ft	Sq m	Availability
Unit 3	634	58.90	Coming Soon

Legal Costs

Each party to be responsible for their own legal and professional costs.

EPC

This property has been graded as E (109).

Rent

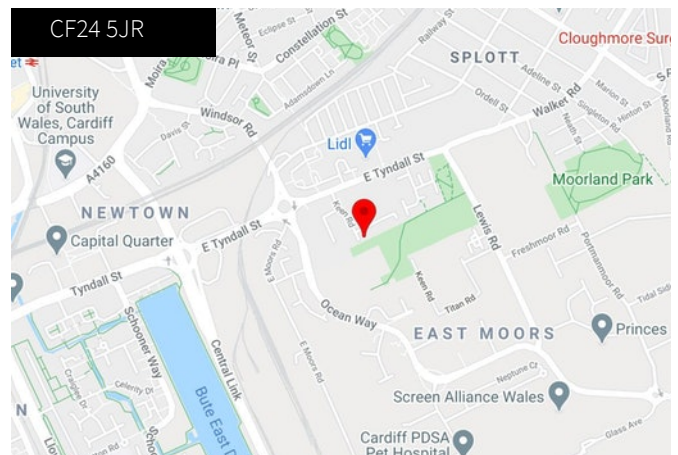
Rent on Application

Business Rates

To be reassessed. Likely to qualify from small business rates relief - occupiers should rely on their own enquiries with Cardiff Council.

Service Charge

£912.03 per annum



Contacts

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