



To Let

A quality industrial unit in a prime location at Tagomago Park, just off Ocean Way in close proximity to Cardiff City Centre.

- Located on Ocean Park
- Less than 1.5m from Cardiff City Centre
- Excellent road links via A4232, A48 and M4 Motorway
- Full height warehouse, 2 No. level roller shutter door access
- Located on a secure estate

Unit 6

Tagomago Park, Cardiff, CF24 5TW

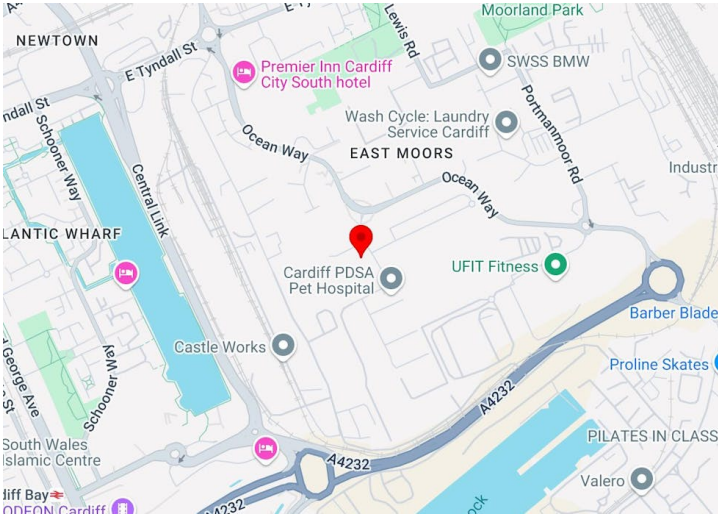
14,593 sq ft

1,355.73 sq m

Reference: #304300

Unit 6

Tagomago Park, Cardiff, CF24 5TW



Summary

Available Size	14,593 sq ft / 1,355.73 sq m
Rent	£100,000 per annum Rent includes contribution to service charge
Rates Payable	£2.24 per sq ft
Service Charge	N/A
Estate Charge	N/A
EPC	D (77)

Description

A well located light industrial warehouse with 2x roller shutter doors, located on a gated and secure business park.

Location

Tagomago Park (formerly Edward House Business Centre) is located within the prime commercial area of Ocean Park - less than 1.5 miles from Cardiff city centre. Road access from Ocean Way is via Nettleford Road and Dowlais Road - the Park and area benefits from excellent access to the M4 east and west via the A48 and A4232. Public transport links are available via a regular bus service from Ocean Way and both Queen Street and Central Rail Stations are within 30 minutes walking distance. Occupiers in the immediate vicinity include Rexel, Halo, NSPCC and Greggs.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	14,593	1,355.73	Available
Total	14,593	1,355.73	

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