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Industrial

2,049 sq ft (190.36 sq m)



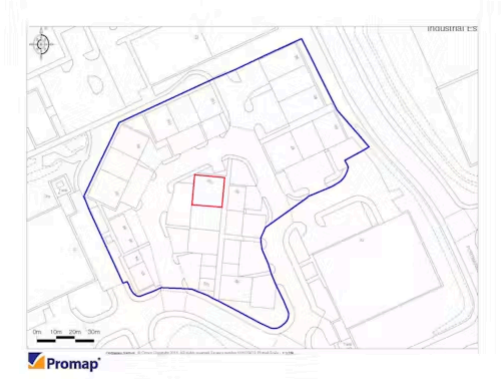
TO LET

Unit 88, Portmanmoor Road Industrial Estate, Cardiff, CF24 5HB

Coming Soon - January 2027 - Industrial/Trade Unit To Let within fenced & gated compound

- Established trade / industrial / warehouse location
- less than 1.5 miles from Cardiff City Centre and Cardiff Bay
- Excellent road links
- Fenced and gated estate
- LED Lighting
- Maximum Eaves: 5.8m, Minimum Eaves height 5.0m
- First Floor Mezzanine
- Ground Floor office content





Size

2,049 sq ft (190.36 sq m)

Rent

Rent on application

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Location

Portmanmoor Road Industrial Estate is located within Ocean Park, a premier industrial / commercial site, just 1.5 mile south west of Cardiff City Centre.

1 mile from Cardiff Bay. in close proximity are both ABP's Port of Cardiff and Cardiff Heliport. Key occupiers in the area include Speedy Hire, Jewson, Travis Perkins, Bad Wolf, S.A. Brain, Euro Car parts, Rexel, PTS, Greggs, and Princes Drinks.

The Estate benefits from excellent road access being in close proximity to the A4232 and A48 - connecting to both the City Centre, Cardiff Bay and also the M4 - East and West.

Connectivity

Road

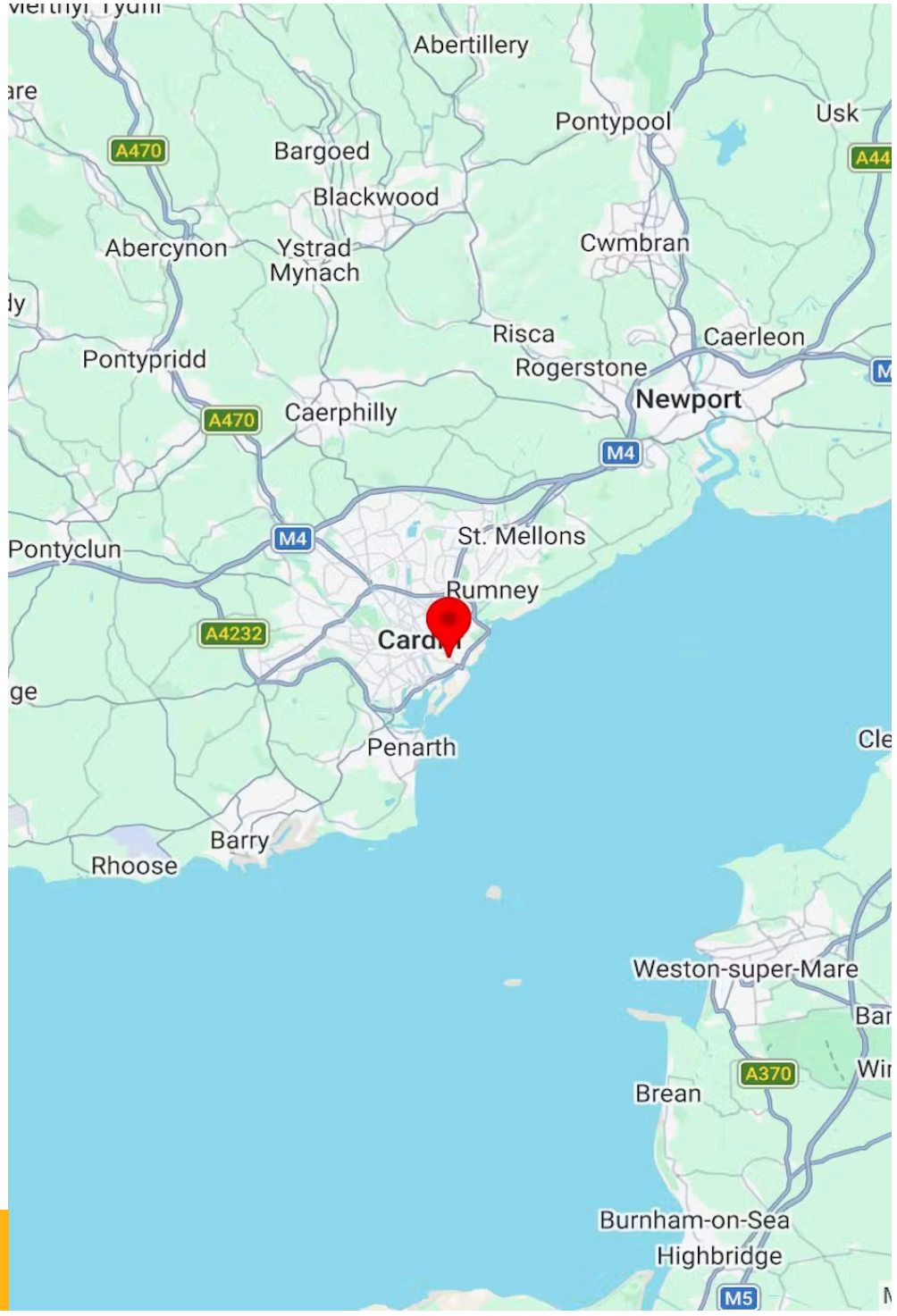
A4232	0.2 miles
M4 J.29	7 miles

Train Stations

Cardiff Central	2 miles
Cardiff Queen St.	1.8 miles

Airports

Cardiff Airport	15 miles
Bristol Airport	48 miles



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Description

Unit 88 is a modern steel portal frame trade / industrial / warehouse unit located on the well positioned Portmanmoor Road Industrial Estate.

The estate benefits from perimeter security fencing and 2 gated entrances.

- A mid terrace unit of steel portal frame construction with a pitched roof. Briefly the property comprises:
- Open plan Warehouse, mezzanine with Offices, WC, Kitchen and reception.
- Minimum eaves height 5.0m
- Maximum eaves height 5.8m
- New Electric Roller shutter door 3.0 m (w) x 3.5 m (h)
- Separate pedestrian entrance with security shutter
- Car parking spaces to front
- LEDs to be installed
- Fenced and gated estate

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Unit 88	2,049	190
TOTAL	**2,049**	**190**

Specification

- EPC: E (124)
- Minimum clear internal height (m): 5
- Lighting Type: LED
- Car Parking
- Loading Doors (Surface level): 1
- Maximum clear internal height (m): 5.8
- Kitchen

Portmanmoor Road Industrial Estate, Cardiff, CF24 5HB



created on edozo

Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

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Viewings

Please contact Jenkins Best or our joint agents

Terms

Unit 88 is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed. Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request

Rent

Rent to be increased by 3% per annum on any leases of 5 years or below

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £18,000
Rates Payable: £9,036 per annum Based on 2026 Valuation

Service charge

£1,799.85 per annum Budget Year End Sept 2027

Legal Costs

Each party to bear their own costs. However, if the Tenant wishes to use the Landlord's In-House Lease, a contribution of £175 plus VAT is applicable

EPC

E (124)

VAT

Applicable

Availability

Available Immediately

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Regulated by RICS

Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.
All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

Any intended purchaser/lessor must satisty itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The vendor/lessor does not make or give and neither Jenkins Best nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.

All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement
In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.

12/11/2026