



## Unit 46, Portmanmoor Road Industrial Estate, Portmanmoor Road, Cardiff, CF24 5HB

Well located industrial / warehouse unit with self contained yard.

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	4,519 sq ft / 419.83 sq m
<b>Rent</b>	£49,500 per annum
<b>Service Charge</b>	£1,195 per annum Budget Year End December 2024
<b>Business Rates</b>	To be re-assessed
<b>EPC Rating</b>	C (73)

### Key Points

- Established trade / industrial / warehouse location less than 1.5 miles from Cardiff City Centre and Cardiff Bay
- 2 No. level roller shutter doors
- Maximum eaves height 6.8 metres
- Self contained secure yard of 0.23 acres
- End of terrace unit
- New Lease available

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## Summary

Available Size	4,519 sq ft
Rent	£49,500 per annum
Business Rates	To be re-assessed
Service Charge	£1,195 per annum Budget Year End December 2024
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Premium to be confirmed
EPC Rating	C (73)

## Description

Modern trade / industrial / warehouse unit located on the well positioned Portmanmoor Road Industrial Estate.

## 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 and 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, Keyline Builders Merchants, Greggs, Toolstation, 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.

## Accommodation

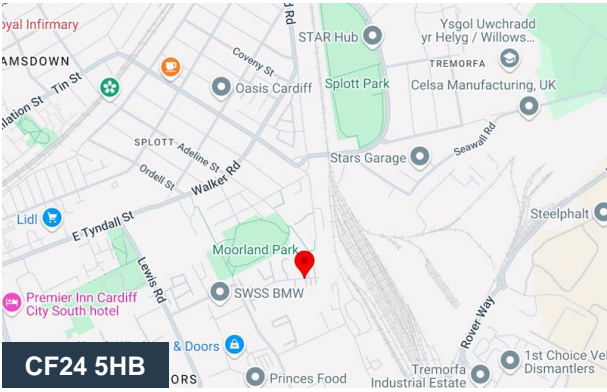
Name	sq ft	sq m	Availability
Unit - Warehouse	3,637	337.89	Let
Unit - Office / Welfare	892	82.87	Let
Total	4,529	420.76	

## Specification


- Large secure yard 0.23 acres
- 2 No. level roller shutter doors
- End of terrace unit
- Warehouse - min. eaves height 4.5 metres
- Warehouse - max. eaves height 6.8 metres
- Integral 2 storey office / welfare
- 3 phase electric


## Terms


Available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.



## Viewing & Further Information

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