



Unit 4 & 5, Tagomago Business Park, Ocean Park, Cardiff, CF24 5TW

Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	1,973 sq ft / 183.30 sq m
Rent	£20,000 per annum payable quarterly in advance
Service Charge	£1,973 per annum Budget Year End December 2024 - includes maintenance of exterior
Rates Payable	£7,165.50 per annum Based on 2023 Valuation

Key Points

- Located on Ocean Park
- Less than 1.5 miles from Cardiff city centre and Cardiff Bay
- Excellent car parking provision
- Excellent road links via A4232, A48 and M4 Motorway
- Full height warehouse, 2 No. level roller shutter door access
- New Lease available

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Summary

Available Size	1,973 sq ft
Rent	£20,000 per annum payable quarterly in advance
Rates Payable	£7,165.50 per annum Based on 2023 Valuation
Rateable Value	£12,750
Service Charge	£1,973 per annum Budget Year End December 2024 - includes maintenance of exterior
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Annual Premium to be confirmed
EPC Rating	D (76)

Description

Well located light industrial / warehouse unit
Located within gated business park
Min. eaves 5 metres
Max. eaves 7.8 metres
2 No. level roller shutter doors, width 3.55 metres, height 4 metres

Location

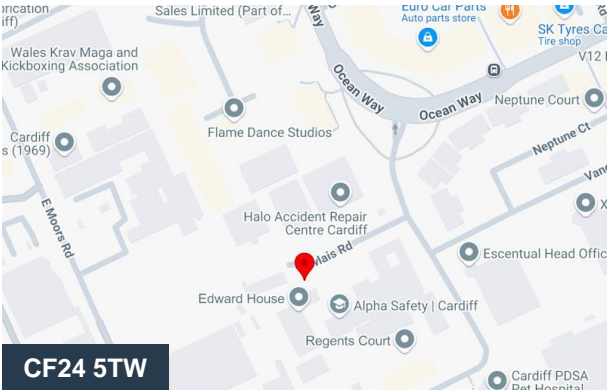
Tagomago Park (formerly Edward House Business Centre) is located within the prime commercial area of Ocean Park - less than 1.5 miles from Cardiff city centre. Road access from Ocean Way is via Nettleford Road and Dowlais Road - the Park and area benefits from excellent access to the M4 east and west 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.

Specification

Min. eaves 5 metres
Max. eaves 7.8 metres
2 No. level roller shutter doors, width 3.55 metres, height 4 metres

Terms

The unit is available by way of a new Lease for a term of years to be agreed. The Landlord will not consider garage / vehicle repair uses.



Viewing & Further Information



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