



Unit 40, Portmanmoor Road Industrial Estate, Portmanmoor Road, Cardiff, CF24 5HB

Preliminary details - 'Last Mile' Distribution / Trade Unit' close proximity to Cardiff city centre and Cardiff Bay with self-contained yard

Summary

Tenure	To Let
Available Size	4,472 sq ft / 415.46 sq m
Rent	£39,000 per annum
Service Charge	£985.12 per annum Current annual budget contribution Excl.
Rates Payable	£11,644 per annum Based on 2023 Valuation

Key Points

- Prime trade / distribution location (1 mile from city centre)
- Warehouse minimum eaves 4.5 metres, maximum 6.8 metres
- Self-contained yard - fenced and gated
- Single level loading door and separate pedestrian entrance
- 3 phase electric, LED lighting
- Can be combined with adjoining unit to provide 8,944 sq ft

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Summary

Available Size	4,472 sq ft
Rent	£39,000 per annum
Rates Payable	£11,644 per annum Based on 2023 Valuation
Rateable Value	£20,500
Service Charge	£985.12 per annum Current annual budget contribution Excl.
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£762.75 per annum Current annual building insurance Excl.
EPC Rating	B (47)

Description

'Last Mile' Distribution / Trade Unit within gated / fenced site.

Location

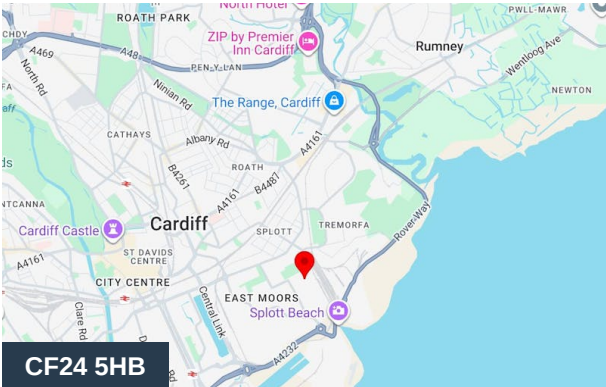
Portmanmoor Road Industrial Estate is located within Ocean Park, a premier industrial / commercial site, just 1 mile south west of Cardiff City Centre and 1 mile from Cardiff Bay. In close proximity are both ABP's Port of Cardiff and Cardiff Heliport. Key occupiers in the area include Speedy Hire, Jewson, Travis Perkins, Bad Wolf, Keyline Builders Merchants, Greggs, SIG, 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.

Specification

1 No. level roller shutter door, width 3.5 metres height 4.5 metres
Steel portal frame, min. eaves 4.5 metres, max. eaves 6.8 metres.

Terms

Unit 40 is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.



Viewing & Further Information



Henry Best
07738 960012
henry@jenkinsbest.com



Craig Jones
07867 393494
craig@jenkinsbest.com



Anthony Jenkins
07768 233919
anthony@jenkinsbest.com

Mr Neil Francis (Knight Frank)
02920440147 | 07766511983

Mr Rhys Price (Knight Frank)
02920440951 | 07974366099

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