



TO LET

Unit 103, Portmanmoor Road Industrial Estate,
Cardiff, **CF24 5HB**

Available 1st May - Industrial / Warehouse Unit To Let within fenced and gated estate

- Established trade / industrial / warehouse location
- less than 1.5 miles from Cardiff City Centre and Cardiff Bay
- Fenced and gated estate
- Modern mid terrace unit
- Integral Office
- Roller Shutter Roller Door
- To be redecorated
- Excellent road links



Size

2,597 sq ft (241.27 sq m)

Rent

£22,100 per annum payable monthly
in advance

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 |



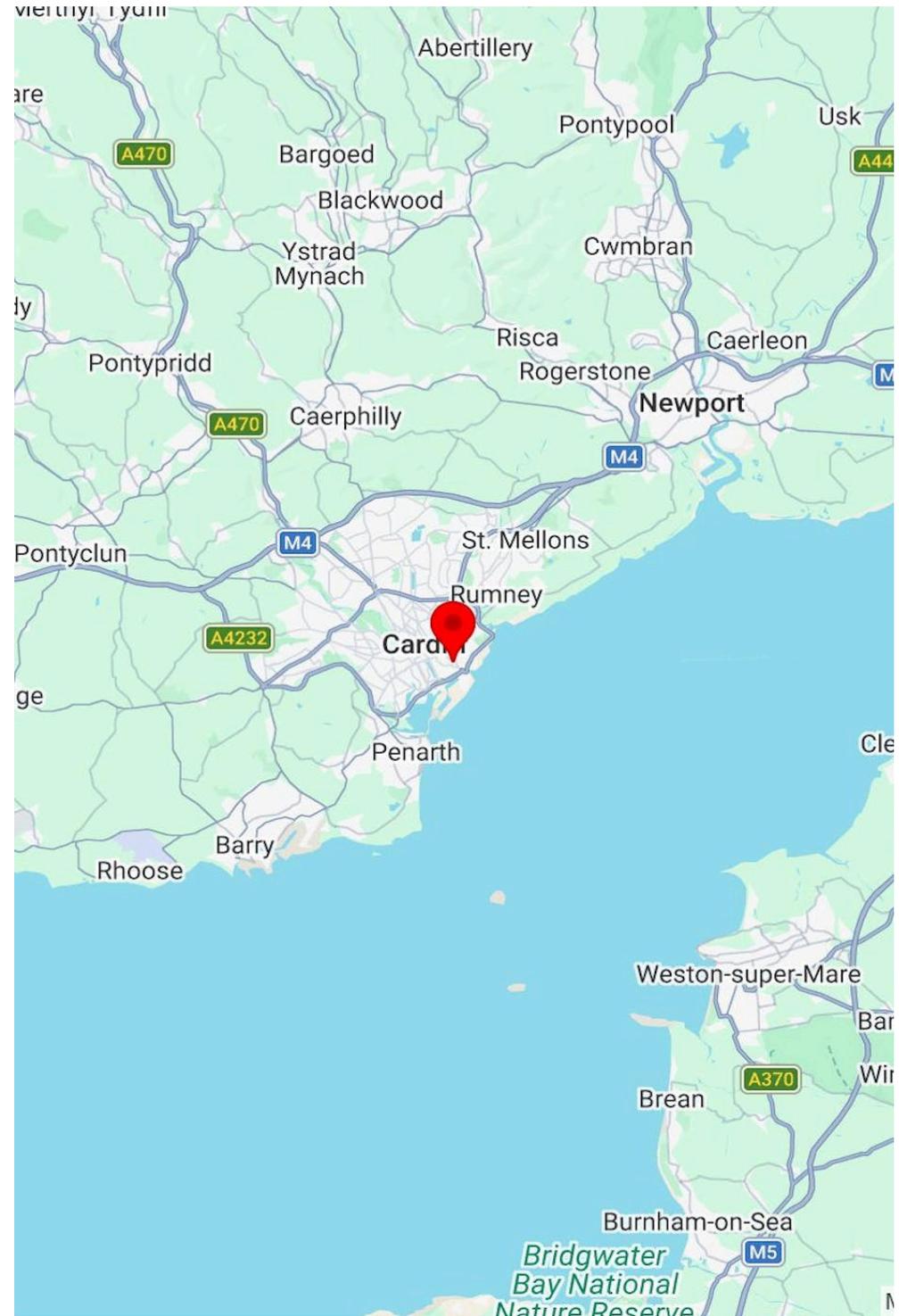
Train Stations

| | |
|-------------------|-----------|
| Cardiff Central | 2 miles |
| Cardiff Queen St. | 1.8 miles |



Airports

| | |
|-----------------|----------|
| Cardiff Airport | 15 miles |
| Bristol Airport | 48 miles |



Description

Unit 103 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:
 - Warehouse measuring 15.57m x 15.47m approx
 - WC measuring 2.27 x 2m
 - Minimum eaves height 3.7m
 - Maximum eaves height 5.0m
 - Office accommodation
 - WC facilities
 - Roller shutter door 3.5m (w) x 3m (h)
 - Separate pedestrian entrance with security shutter
 - Car parking spaces to front
 - LEDs
 - Fenced and gated estate

Accommodation

| | sq ft (Approx GIA) | sq m (Approx GIA) |
|--------------|-----------------------|----------------------|
| 103 | 2,597 | 241 |
| TOTAL | 2,597 | 241 |

Specification



EPC:



Minimum clear internal height (m): 3.7



Lighting Type: LED



Car Parking



Loading Doors (Surface level): 1



Maximum clear internal height (m): 5



Kitchen

Portmanmoor Road Industrial Estate, Cardiff, CF24 5HB



created on edozo

Printed 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



Unit 103, Portmanmoor Road Industrial Estate,
Cardiff, **CF24 5HB**



Sat Nav. CF24 5HB



Viewings

Please contact Jenkins Best or our joint agents Knight Frank

Terms

Unit 103 is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

Rent

£22,100 per annum payable monthly in advance

Lease Terms

New Lease Term of years to be agreed

Business rates

Rates Payable: Based on 2026 Valuation

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

VAT

Applicable

Availability

Available Immediately

Contact

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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.

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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.