



Unit 42, 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	£985.14 per annum Current annual budget contribution Excl.
Rates Payable	£13,208 per annum Based on 2026 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
- End of terrace unit

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Rates Payable	£13,208 per annum Based on 2026 Valuation
Rateable Value	£26,000
Service Charge	£985.14 per annum Current annual budget contribution Excl.
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£680.95 per annum Current annual building insurance Excl.
EPC Rating	D (93)

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.

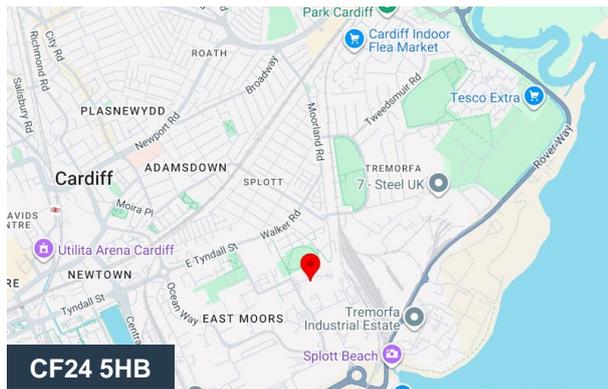
Specification

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

Unit 41 next door is currently available also and could be combined to accommodate a larger requirement - combined 8,944 sq ft with large self-contained yard.



Viewing & Further Information



Henry Best

07738 960012

henry@jenkinsbest.com



Craig Jones

07867 393494

craig@jenkinsbest.com



Amelia Nicholas

07703 975 677

amelia@jenkinsbest.com



Tom Rees

07557 161491

tom@jenkinsbest.com

Mr Neil Francis (Knight Frank)

02920440147 | 07766511983