



UNIT WITH 12 CAR PARKING SPACES

Unit 89, Portmanmoor Road Industrial Estate, Portmanmoor Road, Cardiff, CF24 5HB

Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	2,049 sq ft / 190.36 sq m
Rent	£17,520 per annum
Service Charge	£1,800 per annum Budget Year End Sept 2025
Rates Payable	£7,025 per annum Based on 2023 Valuation
Rateable Value	£12,500
EPC Rating	Upon enquiry

Key Points

- Established trade / industrial / warehouse location less than 1.5 miles from Cardiff City Centre and Cardiff Bay
- Modern end of terrace unit with prominence / frontage to Portmanmoor Road
- Excellent road links
- Gated and fenced external parking / loading area with 12 car parking spaces

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Car Parking	Upon Enquiry
VAT	Applicable
Legal Fees	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
Estate Charge	£1,086.24 per annum
EPC Rating	Upon enquiry

Description

Unit 89 is a modern steel portal frame trade / industrial / warehouse unit located on the well positioned Portmanmoor Road Industrial Estate. The Unit benefits from prominence to Portmanmoor Road and also has its own gated and fenced external car park / loading area.

Location

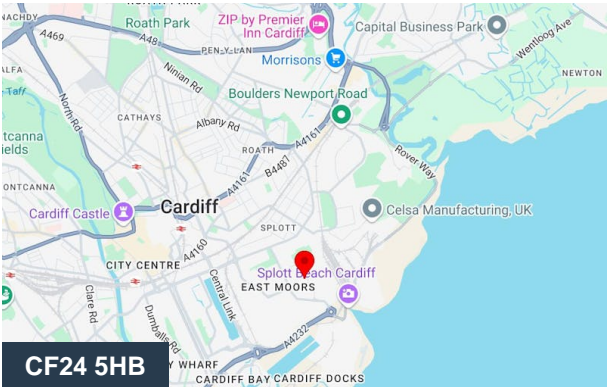
Portmanmoor Road Industrial Estate is located within Ocean Park, a premier industrial / commercial site, just 1.5 mile south west of Cardiff City Centre and 1 mile from Cardiff Bay. in close proximity are both ABP's Port of Cardiff and Cardiff Heliport. Key occupiers in the area include Speedy Hire, 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.

Terms

Unit 89 is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

Specification

- Steel portal frame unit
- Minimum eaves height 3.65m
- Maximum eaves height 5.1m
- Single roller shutter door (3.5 m wide 3 m high) and separate pedestrian door
- All mains services available including gas
- Gated and fenced external car parking / loading area



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