



**TO LET**

Unit 49 Portmanmoor Road, Pacific Business Park,  
Cardiff, **CF24 5HB**

## Detached City-Centre Industrial/Trade Unit

- Detached warehouse unit
- City Centre location
- Excellent road links to M4 via A4232
- Dedicated yard areas
- Integral offices & canteen
- Shower facilities
- Air Conditioning



CGi illustration



### Size

10,768 sq ft (1,000.38 sq m)

### Rent

£85,000 per annum payable quarterly  
in advance



## Location

Portmanmoor Road Industrial Estate is located within Ocean Park, a premier industrial / commercial area, 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.

# Connectivity

## Road

A4232	0.2 miles
M4 J.29	7 miles



## Train Stations

Cardiff Central	2 miles
Cardiff Queen St.	1.8 miles



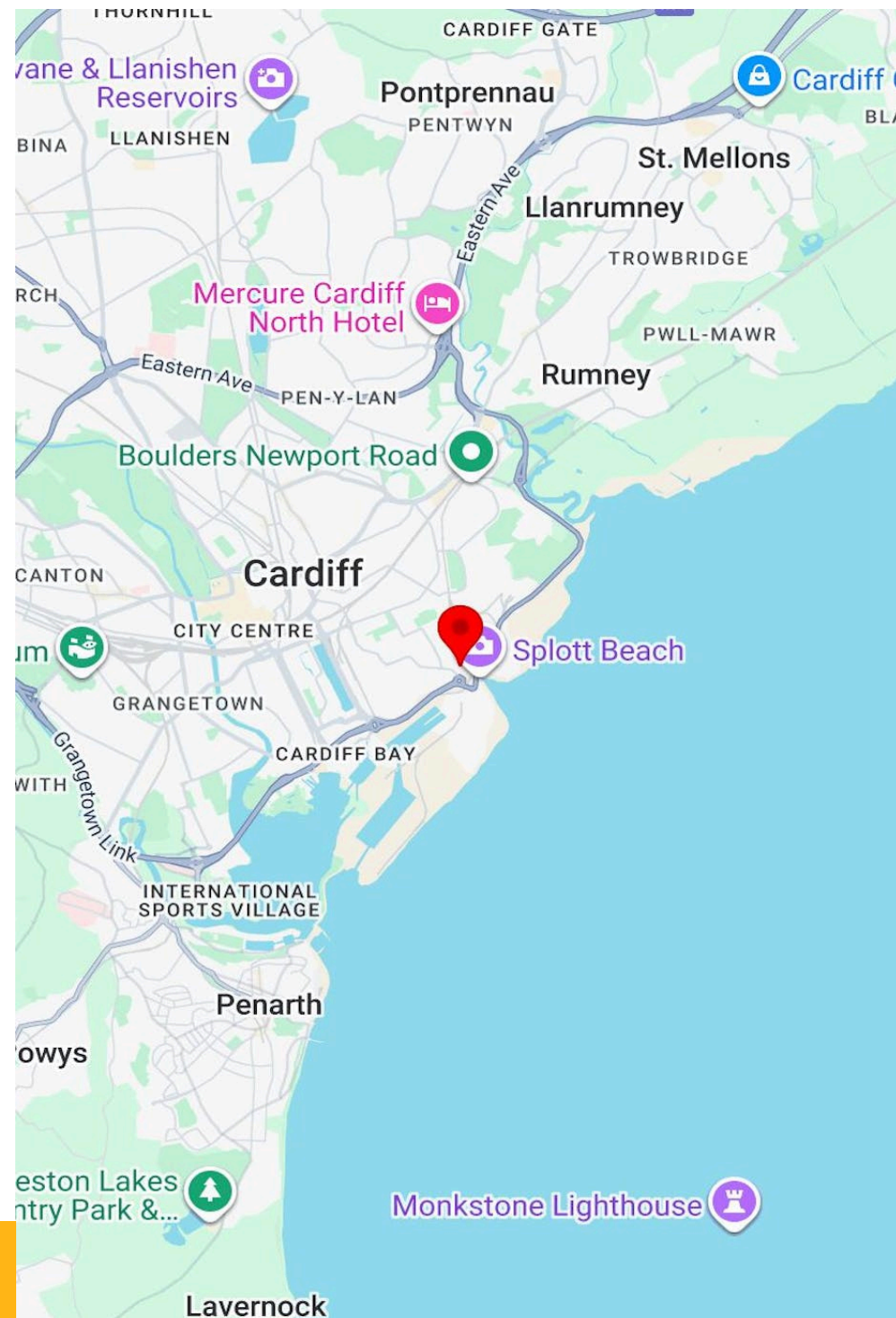
## Airports

Cardiff Airport	15 miles
Bristol Airport	48 miles



## Water

Port of Cardiff 0.7 miles



## Description

The accommodation comprises a detached warehouse premises of steel portal frame construction. Internally the unit benefits from first floor offices, along with toilets, shower and kitchen facilities. The property also benefits from a large car parking area and a fenced yard to the side elevation.

- Steel portal frame
- Integral offices
- Dedicated yard and car parking
- Min Eaves 4.6m Max eaves 6.72m
- Roller door 3.4m x 4.5m

## Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Warehouse	9,347	868
Offices	1,421	132
<b>TOTAL</b>	<b>10,768</b>	<b>1,000</b>

## Specification



EPC: C (75)



Kitchen



Car Parking



Air conditioning



Maximum clear  
internal height (m): 6.7



Loading Doors  
(Surface level): 1



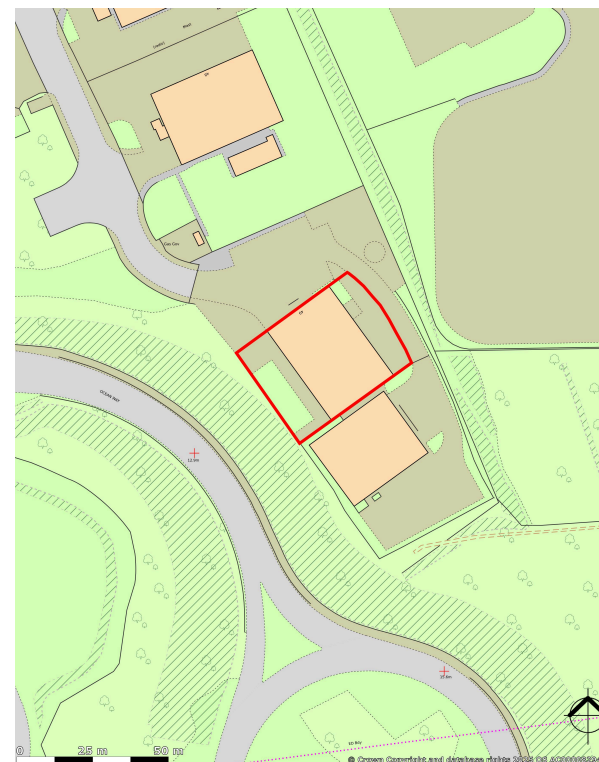
Lighting Type: LED



Showers



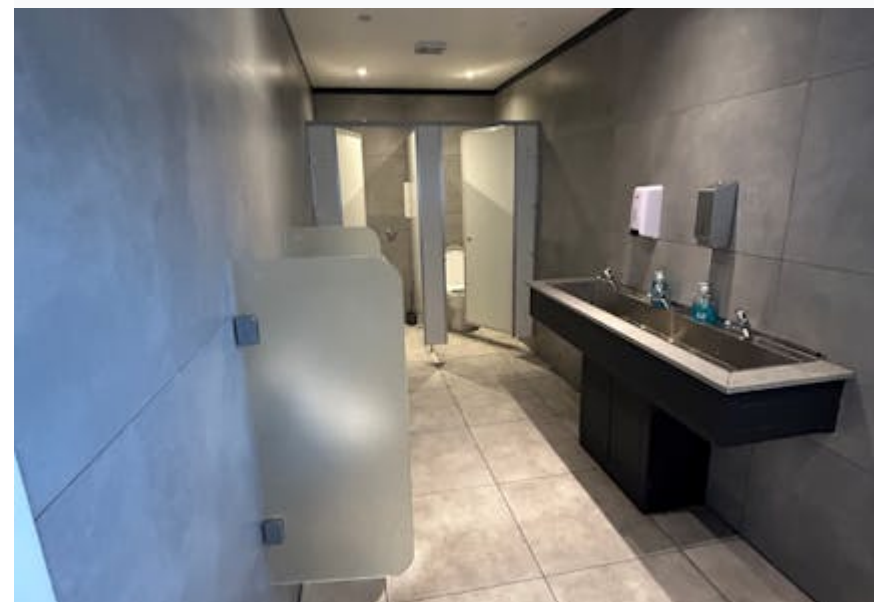
Minimum clear internal  
height (m): 4.6







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## Terms

New Lease available for a term of years to be agreed.

## Rent

£85,000 per annum payable quarterly in advance

## Lease Terms

New Lease Term of Years to be agreed

## Business rates

Rateable Value: £45,250

Rates Payable: £25,702 per annum based on 2023 valuation

## Service charge

n/a

## Insurance

£1,660 per annum based on current premium (Mar 26)

## Legal Costs

Each party to bear their own costs

## EPC

C (75)

## VAT

Applicable

## Availability

Available Q1 2026

## Contact

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Best**  
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Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

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### 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.