



Unit 9, Swift Business Centre, Keen Road, Cardiff, CF24 5JR

Trade /Warehouse Unit - Available Q1 2026

Summary

Tenure	To Let
Available Size	819 sq ft / 76.09 sq m
Rent	£12,080 per annum payable quarterly in advance
Service Charge	Budget Year End Sept 2026
Rates Payable	£3,408 per annum Based on 2023 Valuation
Rateable Value	£6,000
EPC Rating	E (106)

Key Points

- Popular estate - City Centre Location
- Full height level sectional loading door - width 3.1 metres, height 3.5 metres
- Unit to be redecorated
- Estate is under full recorded CCTV and opened / closed by a security company
- Within fenced/ gated compound
- Warehouse area - portal frame, max. eaves 4.8 metres
- New LED Lighting to be installed
- Internal pictures are of Unit 7 which was recently refurbished

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Service Charge	Budget Year End Sept 2026
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Approximate Premium for Year Ending Dec 2025
EPC Rating	E (106)

Description

Modern light industrial unit within secure fenced and gated compound situated on popular estate. Unit benefits from full height level sectional loading door and separate pedestrian entrance.

- City Centre location
- Modern light industrial unit
- Within fenced/ gated compound
- Secure Site

Location

Swift Business Centre is located less than 0.5 miles from Cardiff city centre. Queen Street and Central rail stations are within walking distance. The estate benefits from excellent road access with the A4232 link road and A48 in close proximity. The estate is one of the closest industrial / distribution sites serving the city centre and the Cardiff bay area.

Accommodation

Name	sq ft	sq m	Availability
Unit - 9	819	76.09	Available
Total	819	76.09	

Specification

- Full height level sectional loading door - width 3.1 metres, height 3.5 metres
- Separate pedestrian entrance
- Warehouse area - portal frame, max. eaves 4.8 metres
- WC facility and kitchen unit

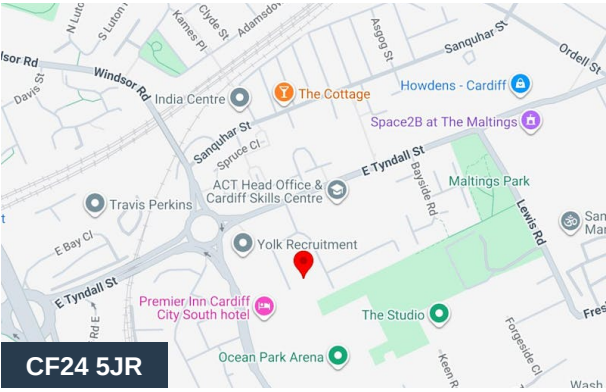
Estate is under full recorded CCTV and opened / closed by a security company

Terms

New full repairing and insuring Lease available for a term of years to be agreed.

Refurbishment

The unit is to be refurbished. Please note that Internal pictures are of Unit 7 which was recently refurbished and are for indication purposes only.



Viewing & Further Information

 **Craig Jones**
07867 393494
craig@jenkinsbest.com

 **Amelia Nicholas**
07703 975 677
amelia@jenkinsbest.com

 **Anthony Jenkins**
07768 233919
anthony@jenkinsbest.com

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