

To Let

Unit 4, Swift Business Centre, Keen Road, East Moors Industrial Estate, Cardiff, CF24 5JR

634 sq ft (58.90 sq m)

- Close to Cardiff City Centre
- Modern light industrial unit
- Located on secure, fenced site
- Benefits from good communication links



Location

Swift Business Centre is situated within Ocean Park just off the Magic Roundabout with the A4232 link road and A48 within close proximity. Approximately 1 mile from Cardiff city centre, the estate offers one of the closest industrial locations to the centre of Cardiff and Cardiff Bay.

Description

Unit 4 Swift Business Centre is a light industrial unit located on a secure fenced, gated site. The unit benefits from a level access loading door (W3.1 x H3.5m) and a separate pedestrian entrance via glazed entrance which benefits from an additional security shutter. Internally the unit has a WC facility and benefits from minimum eaves 4m and maximum eaves 5m. The unit has 3-phase electricity.

Terms

The unit is available by way of a new FRI lease, for a term of years to be agreed.

Viewings

Strictly by appointment with the joint agents, JLL and Jenkins Best.

Accommodation

The accommodation comprises of the following

Description	Sq ft	Sq m	Availability
Unit 4	634	58.90	Coming Soon

Legal Costs

Each party to be responsible for their own legal and professional costs.

EPC

This property has been graded as E (109).

Rent

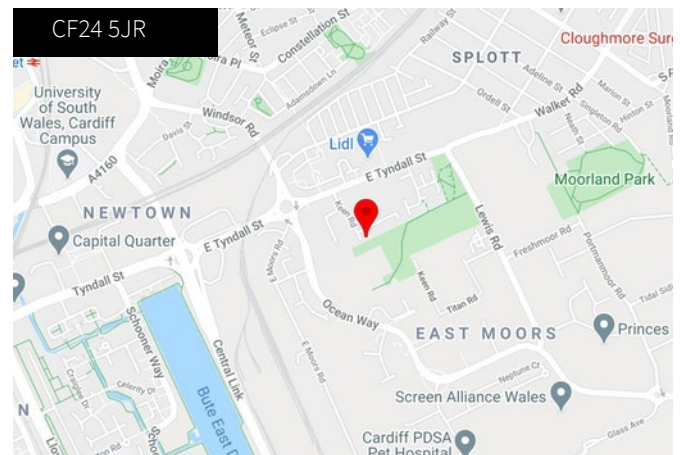
Rent on Application

Business Rates

To be reassessed. Likely to qualify from small business rates relief - occupiers should rely on their own enquiries with Cardiff Council.

Service Charge

£912.03 per annum



Contacts

Kate Openshaw

0292 072 6003

kate.openshaw@eu.jll.com

Heather Lawrence

0292 167 0292

heather.lawrence@eu.jll.com

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.