



Warehouse C, Moy Road Industrial Estate, Taffs Well, Cardiff, CF15 7QR

Prime location adjacent to A470 and within 1 mile of J32 of the M4 Motorway

Summary

Tenure	To Let
Available Size	50,770 sq ft / 4,716.69 sq m
Rent	Rent on application
Service Charge	Budget contribution to be confirmed
Rates Payable	£97,128 per annum Based on 2023 valuation
Rateable Value	£171,000
EPC Rating	C (59)

Key Points

- Prime industrial / distribution location
- Warehouse - minimum eaves 6.25 metres
- 7 No. level loading doors - cross flow access
- Large yard area / parking provision
- Adjacent to A470 and 0.5 miles north of J32 of the M4
- Warehouse - maximum eaves 10 metres
- Small element of office / welfare

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Summary

Available Size	50,770 sq ft
Rent	Rent on application
Rates Payable	£97,128 per annum Based on 2023 valuation
Rateable Value	£171,000
Service Charge	Budget contribution to be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£5,925.23 per annum Current annual building insurance premium
EPC Rating	C (59)

Description

Warehouse C is strategically located 0.5 miles from J32 of the M4 Motorway and is adjacent to the A470 dual carriageway.

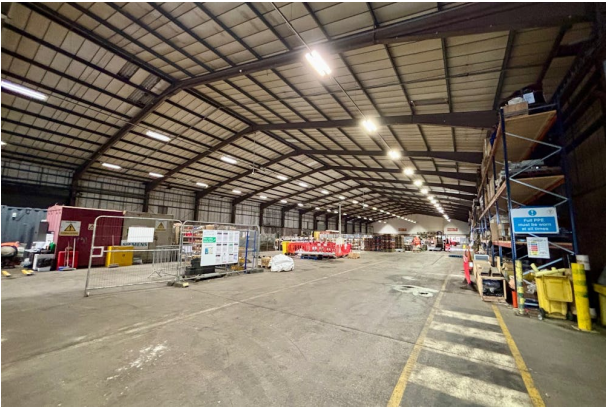
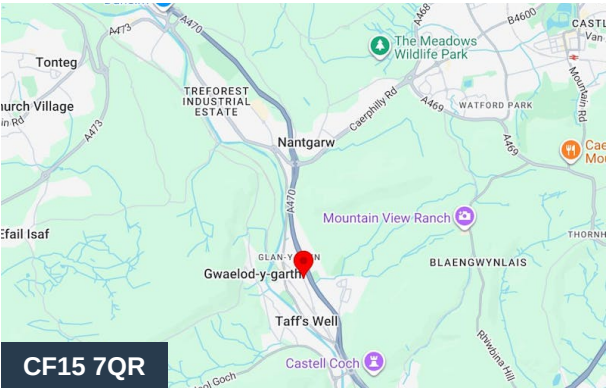
Location

Strategic south-east Wales location - 0.5 mile north of Junction 32 of the M4 and adjacent to the A470 dual carriageway. The property is adjacent to the Taffs Well Metro station and the new Transport for Wales Metro Hub / Depot.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Warehouse / Industrial	44,770	4,159.27
Unit - Office	5,474	508.55
Ancillary - Plant Room	526	48.87
Total	50,770	4,716.69



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