

AVAILABLE Q1 2026



Unit 95/96, Portmanmoor Road Industrial Estate, Portmanmoor Road, Cardiff, CF24 5HB

Detached Industrial / Warehouse with office content To Let - To be refurbished Q1 2026

Summary

Tenure	To Let
Available Size	1,575 sq ft / 146.32 sq m
Rent	£19,700 per annum
Service Charge	£0.91 per sq ft Budget Year End Sept 2026
Rates Payable	£7,306 per annum based on 2023 valuation
Rateable Value	£13,000
EPC Rating	D (99)

Key Points

- Established trade location
- Gated and fenced estate
- Modern business unit with offices
- Maximum eaves height 5.8m
- Less than 1.5 miles from Cardiff City Centre and Cardiff Bay
- Excellent road links
- Due to be refurbished

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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	£479.19 per annum Insurance Premium for Year Ending June 2026
EPC Rating	D (99)

Description

Unit 95/96 is a detached modern steel portal frame trade / industrial / warehouse unit located on the well positioned Portmanmoor Road Industrial Estate. The estate benefits from perimeter security fencing and 2 gated entrances.

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, S.A. Brain, Euro Car parts, Rexel, PTS, Greggs, 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.

Accommodation

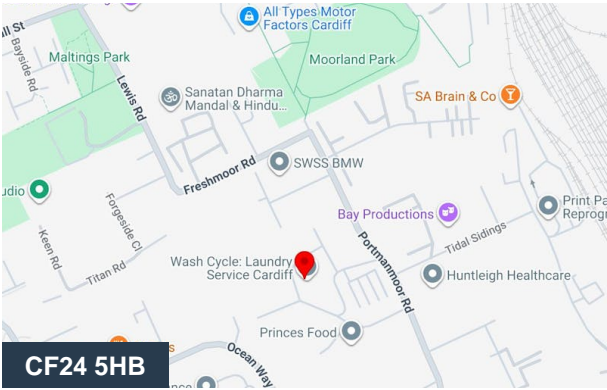
Name	sq ft	sq m	Availability
Unit - 95-96	1,575	146.32	Available
Total	1,575	146.32	

Specification


- Steel portal frame unit
- Minimum eaves height 4.5m
- Maximum eaves height 5.8m
- Roller Shutter door 3.5m (w) x 3m (h)
- All mains services available including gas
- External car parking/loading area
- Gated and fenced estate
- EPC available upon request


Terms


Unit 95 is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.



Viewing & Further Information

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