



To Let

Industrial / Warehouse Unit
408 sq m (8,826 sq ft)
Can be subdivided

Knight Frank
Cardiff
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RECENTLY REFURBISHED

UNIT
40

TO LET

Portmanmoor Road
Industrial Estate,
Cardiff Bay, Cardiff
CF24 5HB

Terraced Industrial /
Warehouse Unit
408 sq m (4,393 sq ft)

- + Mid terrace unit
- + Close to Cardiff City Centre and the M4 Motorway
- + Level access door
- + 3 Phase Electricity
- + Integral two storey office accommodation

Portmanmoor Road Industrial Estate, is located in Ocean Park, which is a premier warehouse and industrial location in the heart of Cardiff Bay.

The property is located approximately 1 mile south of Cardiff City Centre. Access to the M4 Motorway at Junction 33 (West) is via the A4232 dual carriageway, and Junction 29 (East) via the A48.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of D(90).

RENT

Available on application.

SERVICE CHARGE

The incoming tenant will be responsible for repayment of a proportion of the cost in the maintenance and upkeep of common parts of the estate.

DESCRIPTION

This mid terraced industrial / warehouse unit is of steel portal frame construction with a pitched roof incorporating translucent light panels. The warehouse area benefits from a level access door to the front elevation and separate office / ancillary block. The minimum eaves height is 4m rising to approximately 7m at the pitch.

ACCOMMODATION

The property has the following gross internal areas:

Unit 40

Warehouse	326.13 sq m	(3,510 sq ft)
Office /Ancillary	81.99 sq m	(883 sq ft)
Total	408 sq m	(4,393 sq ft)

TENURE

Unit is available on a new full repairing and insuring lease for a term to be agreed.





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FURTHER INFORMATION

For further information or an appointment to view please contact the joint agents.



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RATEABLE VALUE

To be re-assessed by the Valuation Office Agency

VAT

VAT is to be charged on all payments.

LEGAL COSTS

Each party will be responsible for their own legal costs.

Important Notice

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Particulars dated August 2020. Photographs and videos dated August 2020.

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