

Portmanmoor Road Industrial Estate Cardiff

Available to Let
Warehouse
1,026 - 5,158 sq ft



Close to Cardiff City Centre



Level access roller shutter door



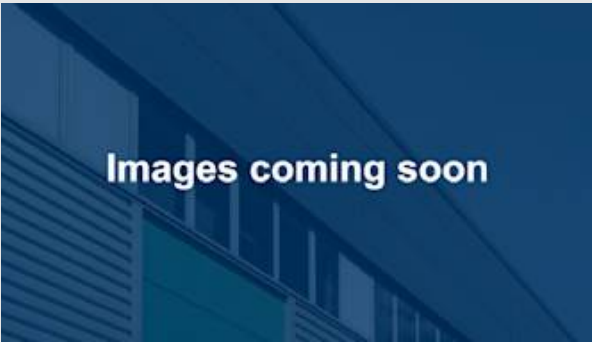
Gated estate with 24 hour access



Ample parking

Portmanmoor Road Industrial Estate

Cardiff CF24 5HB



Description

Theses units are of steel portal frame construction with a pitched roof. Minimum eaves height 3.7m, maximum eaves height 5.0m. The property benefits from office accommodation, WC facilities, level access roller shutter door 3.5m x 3m, separate pedestrian entrance with security shutter and three car parking spaces.

Location

Prime commercial location, well located positioned less than 1.5 miles south east of Cardiff City Centre and 1 mile from Cardiff Bay. The estate is close to both the ABP Port of Cardiff and Cardiff Heliport. Occupiers in the immediate area include Princes Drinks, Speedy Hire, Toolstation, Huntleigh Healthcare, Greggs, Bad Wolf Studios, Jewson, and Travis Perkins. The estate benefits from excellent road access, being in close proximity to the A4232 and A48 - both linking to the M4 Motorway (J.30 and 33).

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

Please contact:

Mileway
Grace Shackell
walesandsouthwest@mileway.com
0292 168 0815

Jenkins Best
Anthony Jenkins
anthony@jenkinsbest.com
07768 233 919

Knight Frank
Neil Francis
neil.francis@knightfrank.com
07766 511 983



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 86 Coming Soon	Warehouse	1,026	Upon request	
Unit 98	Warehouse	2,078	Immediately	£1,560 PCM
Unit 105 Coming Soon	Warehouse	2,054	Upon request	
Total		5,158		

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.