

East Point Industrial Estate

Cardiff, CF3 2GA

Warehouse | 3,210 ft²



Electric roller shutter doors



LED lighting



6.45 m maximum eaves height



Car parking areas



Fenced and gated estate

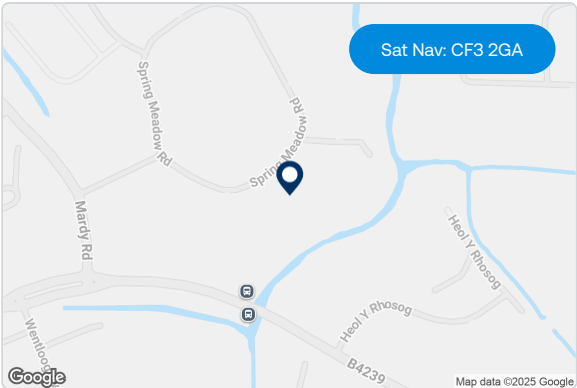
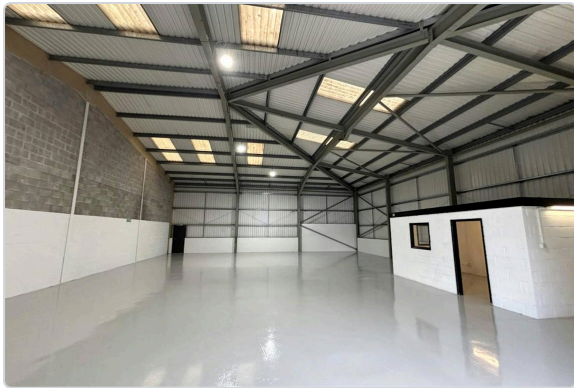


Recently refurbished

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Description

Unit C9 is a modern light industrial, trade, and warehouse unit prominently positioned opposite the entrance to the estate. Constructed with a steel portal frame, profile metal cladding, and a pitched roof, the unit offers a clear warehouse space accessed via a full-height roller shutter door. Recently refurbished, it features LED lighting and single-storey office accommodation with W.C. facilities. Located within a secure, fenced, and gated estate, the property benefits from excellent road links and is situated in an established distribution and trade area. Externally, there are generous loading and circulation areas along with communal parking.

Location

East Point Industrial Estate is located in the established industrial area of Wentloog, approximately 3 miles to the east of Cardiff city centre. The estate is 5 minutes from the A48(M) which in turn links with the M4 Motorway at Junction 30 (heading west) and Junctions 29 (heading east). The estate is accessed from Mardy Road via Lamby Way. Occupiers include Royal Mail, Afonwen Laundry and Marstons Brewery.

Further information

EPC	Rent	Terms	Legal costs
Unit C9 : C	Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	Available on new full repairing and insuring leases.	All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit C9	Warehouse	3,210	Immediately	2,210
Total		3,210		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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