

Portmanmoor Road Industrial Estate

Cardiff, CF24 5HB

Office and Warehouse | 520 ft²



Close to Cardiff City Centre



Level access roller shutter door



Gated estate with 24 hour access



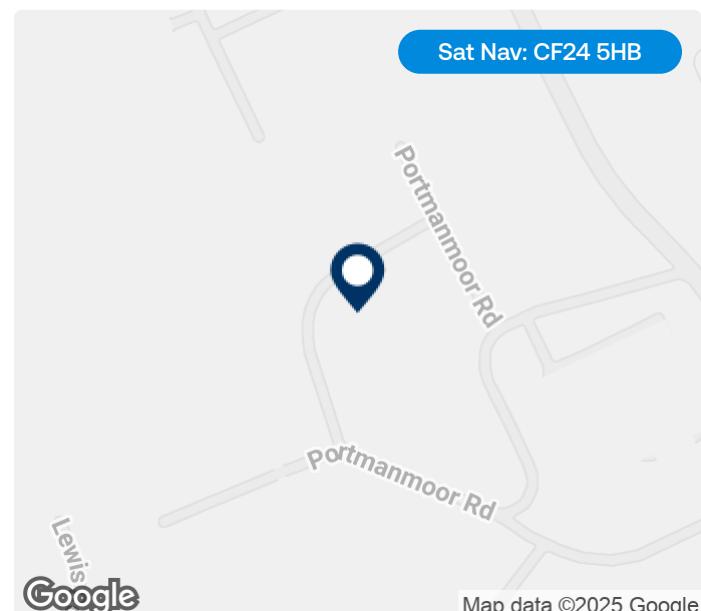
Ample parking

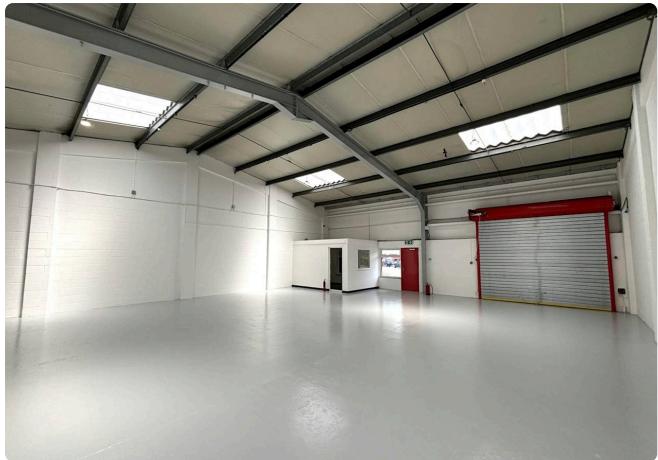
Available to Let



Location & Connections

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. 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). Occupiers in the immediate area include Princes Drinks, Speedy Hire, Toolstation, Huntleigh Healthcare, Greggs, Bad Wolf Studios, Jewson, and Travis Perkins.





Description

These 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.

Further information

EPC

Unit 95/96 : D, Unit 98 : D, Unit 108 : C

Rent

Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

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.

[Book a viewing](#)

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
95 & 96	Warehouse	1,575	Coming soon	POA
98	Warehouse	2,078	Immediately	1,560
108	Office	520	Immediately	630
Total			4,173	

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.