

Trident Trade Park

Cardiff, CF24 5EN

Warehouse | 20,430 ft²



Estate CCTV coverage



Good access to M4 via A48



5.8m eaves height



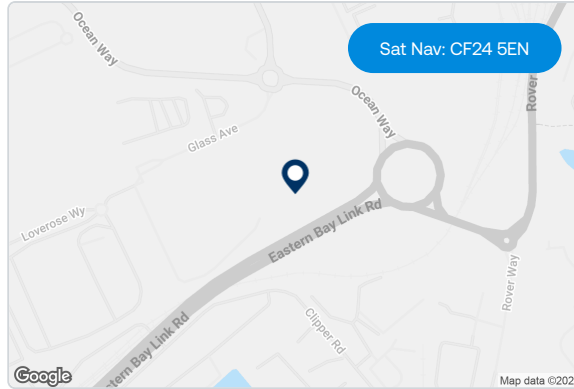
Roller shutter



EPC rating C

Available to Let





Description

The unit is of steel portal frame construction, with profile steel cladding to the elevations and pitched roof. Internally, the unit benefits from open plan warehouse space with 5.8m internal eaves height. Externally, there is car parking to the front of the unit and loading and pedestrian access to the rear. The estate also benefits from CCTV coverage.

Location

Trident Trade Park is situated prominently within Ocean Park, which is Cardiff's prime business and industrial location, approximately 1 mile south of Cardiff city centre. The Estate benefits from direct access off the Eastern Bay Link Road and the A4232 dual carriageway link to J33 of the the M4. The A4161 (Newport Road) and Rover Way also provide direct routes to the A48(M), connecting with J29 & J30 of the M4.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
6	Warehouse	20,430	Immediately	9,365
Total		20,430		

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.

Further information

EPC
Unit
6 : 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

Chris Watkins
Mileway
walesandsouthwest@mileway.com
0292 168 0815

Rhys Williams
Emanuel Jones
Rhys@emanuel-jones.co.uk
07879 339 280

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

Tom Rees
Jenkins Best
tom@jenkinsbest.com
07557 161 491

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