

TO LET.

**Knight
Frank**



Unit B2, West Point Industrial Estate, Cardiff, CF11 8JQ.

Industrial / Warehouse Unit.

4,620 sq ft (429.17 sq m).

Location.

West Point Industrial Estate is located on Penarth Road (A4160) one of the main arterial routes into Cardiff City Centre.

The estate is situated approximately 2.3 miles south of the City Centre, 2 miles south west of Cardiff Bay and benefits from convenient access to the M4 at Junction 33 via the A4232.

Nearby occupiers include a mix of industrial, trade counter, car dealership and retail occupiers such as Porsche, Ford, Greggs, Tredz Bikes and Penarth Autocare.

Description.

Unit B2 is a mid terrace industrial / warehouse unit of steel portal frame construction comprising:

- 1 No. level loading door 3.03m (w) x 4.64m (h)
- Maximum eaves height of 8.12m
- LED lighting
- Two storey office accommodation
- Kitchenette and WC facilities
- Good parking provisions

Accommodation.

Approx. GIA	Size (sq ft)	Size (sq m)
Warehouse	2,694	250.24
Ground Floor Office and Ancillary	953	88.58
First Floor Office and Ancillary	973	90.36
Total	4,620	429.17

Terms.

The property is available by way of a new lease for a term of years to be agreed.

Rent.

£39,270 per annum exclusive.

EPC.

The property has an EPC rating of C (70).

Rateable Value.

Rateable Value – £25,000

Interested parties are advised to make their own enquiries.

Service Charge.

Each unit on the estate contributes towards the estate management / service charge for the upkeep and maintenance of common areas.

Further information is available on request.

VAT.

VAT is applicable on all costs.

Contact.

For further information, or to arrange a viewing, please contact the sole agents.



Cardiff

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July 2023 - SUBJECT TO CONTRACT

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Particulars dated July 2023. Photographs and videos dated July 2023.

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