

TO LET - INDUSTRIAL

# CURRAN INDUSTRIAL ESTATE

Curran Road, Cardiff, CF10 5DF



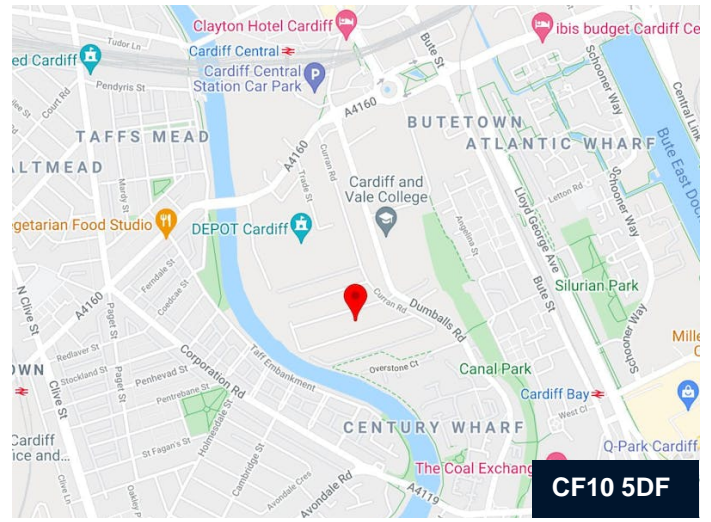
## Key Highlights

- Established mixed-use industrial estate
- Short term lease/license only
- 5,994-26,643 sq.ft
- Opportunity to combine units to create greater space
- Roller shutter doors

2 Kingsway  
Wales CF10 3FD

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## Description

The industrial estate is located on Curran Road which is in close proximity to Cardiff city centre. The property is accessed via Dumballs Road/ Curran Road. The property is formed of terrace units built of steel portal frame construction with steel profiled cladding. The units have concrete flooring, translucent roof paneling and some benefit from yard space. The units all benefit from roller shutter doors and some units have office provision and ancillary space. Parking is available directly opposite the units

## Location

The property is located on Curran Road which is in close proximity to Cardiff city centre. The property is accessed via Dumballs Road which provides direct access to the city centre and Cardiff Bay. Cardiff Central Railway Station is located just 0.4 miles to the north and provides regular local and national rail services. The property is situated within an established mixed use business location with a variety of occupiers nearby including Cardiff and Vale College, Taylor Protective Coatings, Big Yellow Self Storage, and The Depot.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - a	6,812	632.86	Let
Unit - A1	6,854	636.76	Available
Unit - B	26,643	2,475.22	Let
Unit - C	8,038	746.75	Let
Unit - D	13,887	1,290.14	Let
Unit - L	5,994	556.86	Let
Unit - K	12,023	1,116.97	Available
Unit - G	25,789	2,395.88	Available
<b>Total</b>	<b>106,040</b>	<b>9,851.44</b>	

## Terms

The available units are available by way of a short term Lease/License for a period of up to 18 months. Further details on request.

## Legal Costs

Each party to bear their own legal costs

## Viewing

Strictly via Savills

## Contact

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