



Tremorfa Industrial Estate

Tremorfa Industrial Estate, Cardiff, CF24 5SD

**To Let - Well located
industrial warehouse units
near Cardiff city centre**

2,708 to 3,280 sq ft
(251.58 to 304.72 sq m)

- Established industrial estate within 2.5 miles of the city centre
- Minimum eaves of 5.5 m rising to 7m apex
- Secure site with gated entrance
- Car parking allocation
- Units include welfare facilities
- Single Roller shutter and separate pedestrian entrance

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Summary

Available Size	2,708 to 3,280 sq ft
Rent	£8.50 per sq ft
Business Rates	Details available on request
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	Details available on request
EPC Rating	C

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	EPC	Availability
Unit - Unit 2	2,970	275.92	C (73)	Available
Unit - Unit 6	3,280	304.72	C (65)	Available
Total	6,250	580.64		

Location

The site is located on a corner site a short distance from the roundabout of Ocean way and just 2.5 miles from Cardiff City centre.

There is direct access onto Rover and Ocean Way providing excellent road connections to the city and wider South Wales road network.

Surrounding occupiers including Celsa Manufacturing, Bayliss Metals and Altrad.

Description

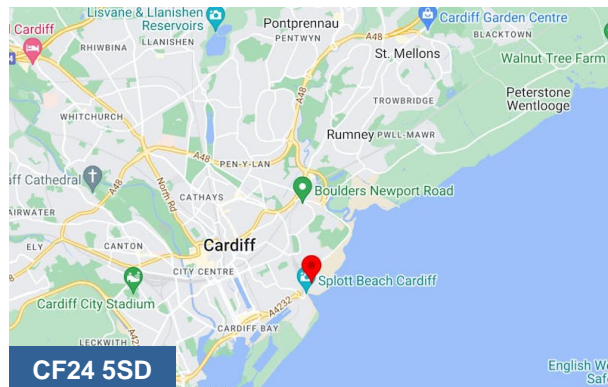
The property comprises a terrace of 7 industrial units of portal frame construction.

Access is provided along a secure, gated road. The exteriors are clad with steel sheet cladding and divided by block elevations.

Each unit has a single level roller shutter door and pedestrian entrance. Floors are of concrete slab and the units provide offices and welfare accommodation.

Viewings

Strictly by appointment only and via ourselves or joint agents JLL



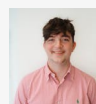
Viewing & Further Information



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