



TO BE REFURBISHED

UNIT 46

TO LET

Portmanmoor Road
Industrial Estate,
Cardiff Bay, Cardiff
CF24 5HB

Industrial /
Warehouse Unit
419.82 sq m (4,519 sq ft)

- + End terrace unit
- + Two level access doors
- + Integral two storey office accommodation
- + Close to Cardiff City Centre and the M4 Motorway
- + 3 Phase Electricity
- + Secure yard of 0.23 acre

Portmanmoor Road Industrial Estate, is located in Ocean Park, which is a premier warehouse and industrial location in the heart of Cardiff Bay.

The property is located approximately 1 mile south of Cardiff City Centre. Access to the M4 Motorway at Junction 33 (West) is via the A4232 dual carriageway, and Junction 29 (East) via the A48.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of X (TBC).

RENT

Available on application.

SERVICE CHARGE

The ingoing tenant will be responsible for repayment of a proportion of the cost in the maintenance and upkeep of common parts of the estate.

DESCRIPTION

This mid terraced industrial / warehouse unit is of steel portal frame construction with a pitched roof incorporating translucent light panels. The warehouse area benefits from a level access door to the front elevation and one to the side elevation. The property benefits from a separate office / ancillary block and the minimum eaves height is 4.5m rising to approximately 6.8m at the pitch.

ACCOMMODATION

The property has the following gross internal areas:

Unit 46

Warehouse	336.93 sq m	(3,627 sq ft)
Offices	82.89 sq m	(892 sq ft)
Total	419.82 sq m	(4,519 sq ft)

TENURE

Unit is available on a new full repairing and insuring lease for a term to be agreed.





**UNIT
46**

FURTHER INFORMATION

For further information or an appointment to view please contact the joint agents.



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RATEABLE VALUE

To be re-assessed by the Valuation Office Agency

VAT

VAT is to be charged on all payments.

LEGAL COSTS

Each party will be responsible for their own legal costs.