

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.

#### **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:

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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.



## **ENERGY PERFORMANCE CERTIFICATE (EPC)**

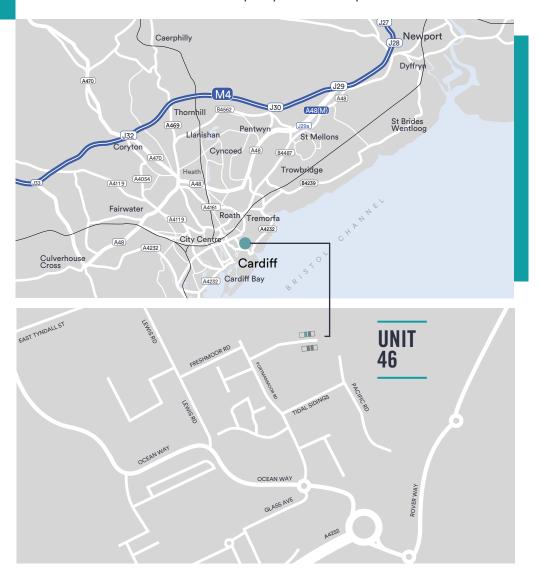
The property has an EPC rating of X (TBC).

#### 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.





#### 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.

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#### **FURTHER INFORMATION**

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



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