Mileway

Portmanmoor Road Industrial Estate

Cardiff, CF24 5HB

Warehouse | 2,070 - 4,644 ft^2

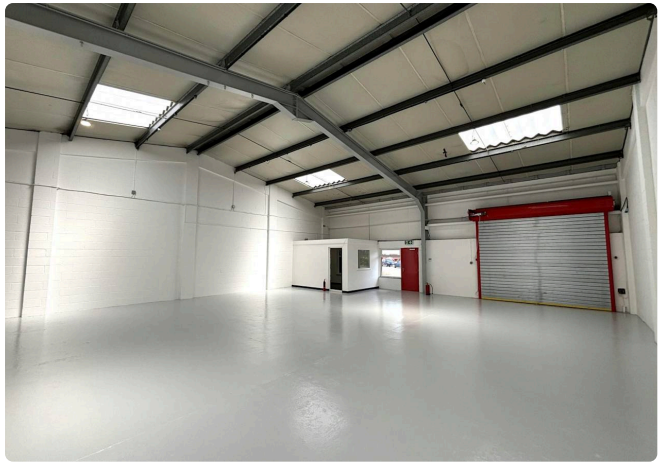
- Close to Cardiff City Centre
- Level access roller shutter door
- Gated estate with 24 hour access
- Ample parking

Location & Connections

Portmanmoor Road Industrial Estate is situated in a prime commercial location, less than 1.5 miles southeast of Cardiff City Centre and just 1 mile from Cardiff Bay. The estate benefits from excellent connectivity, positioned close to both the ABP Port of Cardiff and Cardiff Heliport, making it ideal for businesses requiring efficient transport links.

The surrounding area is home to a diverse range of established occupiers, including Princes Drinks, Speedy Hire, Toolstation, Huntleigh Healthcare, Greggs, Bad Wolf Studios, Jewson, and Travis Perkins, reflecting the estate's strong commercial appeal.

Access to the estate is excellent, with close proximity to the A4232 and A48 roads, both providing direct links to the M4 Motorway at junctions 30 and 33. This strategic location ensures easy access to regional and national transport networks, supporting smooth logistics and commuting.



Description

Portmanmoor Road Industrial Estate offers modern industrial units constructed with durable steel portal frames and pitched roofs, providing versatile and functional workspace. The units feature a minimum eaves height of 3.7m, rising to a maximum of 5.0m, allowing ample vertical clearance for a variety of industrial and storage needs.

Each unit benefits from integrated office accommodation and WC facilities, ensuring a comfortable and practical working environment. Access is facilitated by a level access roller shutter door measuring 3.5m wide by 3m high, alongside a separate pedestrian entrance equipped with a security shutter for added protection.

Unit 95/96 is currently undergoing a refurbishment, including the installation of a new roof, enhancing the unit's condition and functionality. Unit 98 has been fully refurbished, offering a modern, ready-to-use space ideal for immediate occupation.

Accommodation:

Prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
98	Warehouse	2,078	Under offer	1,560	1,040	D
100	Warehouse	2,070	Immediately	1,555	1,035	D
103	Warehouse	2,574	Immediately	2,040	1,180	D
Total		6,722				

Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be review and adjusted on renewal. Full terms available on request.

Further information

Rent
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Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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