Unit 6 Trident Trade Park

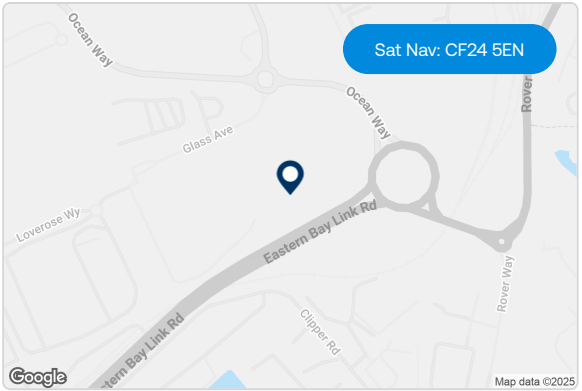
Cardiff, CF24 5EN

Warehouse | 20,430 ft²

- Estate CCTV coverage
- Good access to M4 via A48
- 5.8m eaves height
- Roller shutter
- EPC rating C







Description

The unit is of steel portal frame construction, with profile steel cladding to the elevations and pitched roof. Internally, the unit benefits from open plan warehouse space with 5.8m internal eaves height. Externally, there is car parking to the front of the unit and loading and pedestrian access to the rear. The estate also benefits from CCTV coverage.

Location

Trident Trade Park is situated prominently within Ocean Park, which is Cardiff's prime business and industrial location, approximately 1 mile south of Cardiff city centre. The Estate benefits from direct access off the Eastern Bay Link Road and the A4232 dual carriageway link to J33 of the the M4. The A4161 (Newport Road) and Rover Way also provide direct routes to the A48(M), connecting with J29 & J30 of the M4.

Further information

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

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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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
6	Warehouse	20,430	Immediately	9,365	C
Total		20,430			

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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