



MOORLAND
ENVIRONMENTAL LTD
Plant Hire and
Service Centre
02920 485528

TO BE REFURBISHED

UNIT 44

TO LET

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

Terraced Industrial /
Warehouse Unit
418 sq m (4,503 sq ft)

- + Mid terrace unit
- + Close to Cardiff City Centre and the M4 Motorway
- + Level access door
- + 3 Phase Electricity
- + Integral two storey office accommodation

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 separate office / ancillary block. 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 44		
Warehouse	334.52 sq m	(3,601 sq ft)
Offices	83.87 sq m	(903 sq ft)
Total	418.39 sq m	(4,503 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 incoming tenant will be responsible for repayment of a proportion of the cost in the maintenance and upkeep of common parts of the estate.





**UNIT
44**

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.

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Particulars dated August 2020. Photographs and videos dated August 2020.

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