



21,451 sq ft / 21,992.9 sq m

Property Highlights

- Purpose built detached warehouse unit with office
- Adjacent to A470
- Large surface yard
- Available as a whole
- Approximately 1 mile from J32 of the M4 motorway



For more information, please contact:

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DESG
11-13 Penhill Road
Pontcanna
Cardiff
CF11 9PQ

Description

The property comprises a single storey industrial unit with office and staff facilities and large tarmacadam yard.

The warehouse benefits from a large canopy to the front which affords covered loading/unloading with a clearance height of 4.67 metres. The property is constructed of steel portal frame construction with profiled steel cladding to the elevations.

Most recently the property has previously been utilised as a logistics hub benefitting from close proximity to the M4 and the A470, two of South Wales' main arterial routes.

Location

Moy Road Industrial Estate is located adjacent to Taffs Well railway station, approximately 1 mile from Junction 32 of the M4 Motorway, via the A470 and 6 miles from Cardiff City Centre.

Accommodation

The unit has the following gross internal area:

Description	Sq M	Sq ft
Main Warehouse	1,086.81	11,698
Canopy	783.44	8,433
Offices and staff facilities within warehouse	122.64	1,320
Warehouse Total	1,992.89	21,451

Services

The warehouse benefits from ceiling mounted electric lighting, mains water, gas and drainage.

Terms

The property is available by way of a new full repairing and insuring lease for a period to be agreed.

Rent

On application.

EPC

C (62)

A copy of the Energy Performance certificate can be made available upon request.

Service Charge

The tenants are responsible for a proportion of the service charge under which the landlord recovers the costs for providing the service and maintenance of common parts.

Grant Assistance

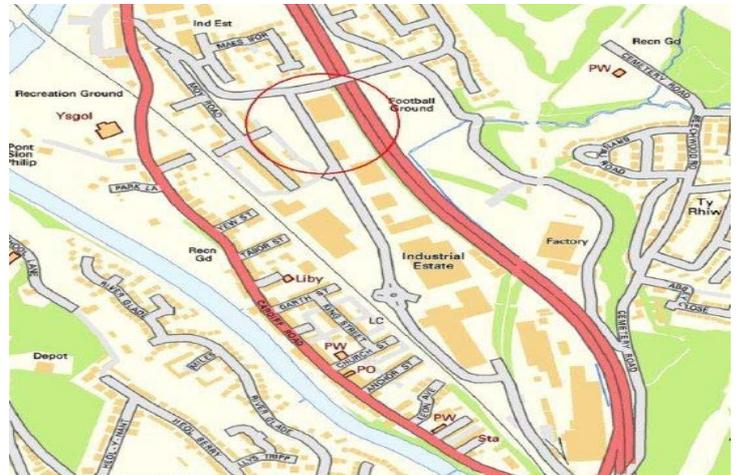
The estate is located within a Category 'A' Assisted Area and therefore qualifying projects may be able to receive grant assistance.

Legal Costs

Both parties to incur their own legal costs in any transaction.

VAT

VAT will be charged in addition to all other costs.



Further Information

For further information or to arrange an inspection of the property please contact sole agents:

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