



TO LET

Unit 40, Portmanmoor Road Industrial Estate,
Cardiff, **CF24 5HB**

Preliminary details - 'Last Mile' Distribution / Trade Unit' close proximity to Cardiff city centre and Cardiff Bay with self-contained yard

- Prime trade / distribution location (1 mile from city centre)
- Single level loading door and separate pedestrian entrance
- Warehouse minimum eaves 4.5 metres, maximum 6.8 metres
- 3 phase electric, LED lighting
- 1 No. level loading doors
- Self-contained yard - fenced and gated
- Can be combined with adjoining unit to provide 8,944 sq ft



Size

4,472 sq ft (415.46 sq m)

Rent

£39,000 per annum

Location

Portmanmoor Road Industrial Estate is located within Ocean Park, a premier industrial / commercial site, just 1 mile south west of Cardiff City Centre and 1 mile from Cardiff Bay.

In close proximity are both ABP's Port of Cardiff and Cardiff Heliport. Key occupiers in the area include Speedy Hire, Jewson, Travis Perkins, Bad Wolf, Keyline Builders Merchants, Greggs, SIG, and Princes Drinks.

The Estate benefits from excellent road access being in close proximity to the A4232 and A48 - connecting to both the City Centre, Cardiff Bay and also the M4 - East and West.

Connectivity

Road

A4232	0.2miles
M4 J.29	7 miles



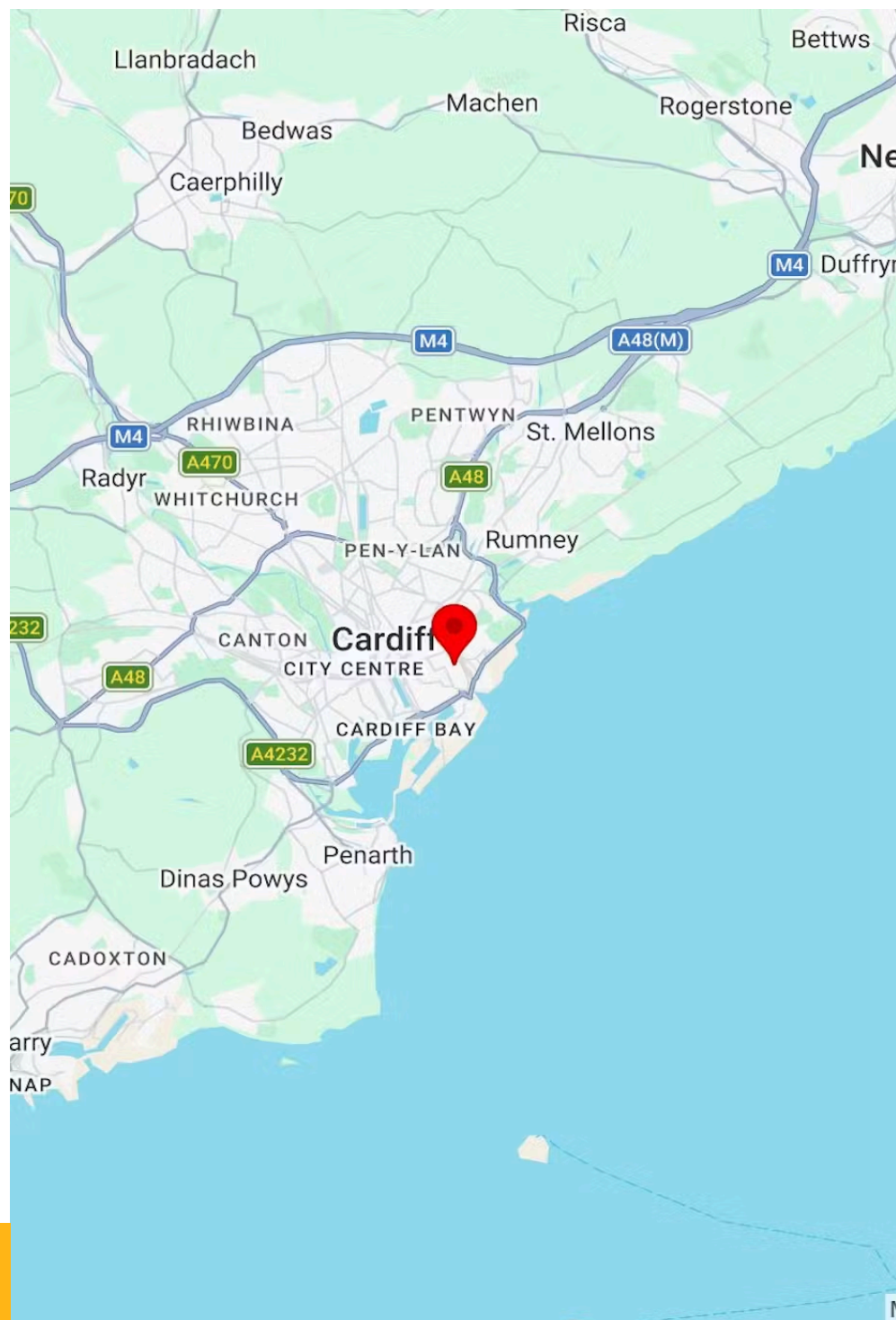
Train Stations

Cardiff Central	2 miles
Cardiff Queen Street	1.8 miles



Airports

Cardiff Airport	15 miles
Bristol Airport	48 miles



Description

'Last Mile' Distribution / Trade Unit within gated / fenced site.

- Steel portal frame
- Integral offices
- 2 No. level roller shutter door, width 3.5 metres height 4.5 metres
- Min. eaves 4.5 metres
- Max. eaves 6.8 metres
- 3 phase electric, LED lighting
- Large secure / fenced compound

Specification



EPC: B (47)



Minimum clear internal height (m): 4.5



Lighting Type: LED



Car Parking



Loading Doors (Surface level): 1



Maximum clear internal height (m): 6.8



Kitchen

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
40	4,472	415
TOTAL	4,472	415



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Sat Nav. CF24 5HB



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Terms

Unit 40 is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

Rent

£39,000 per annum

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £24,750

Rates Payable: £12,424.50 per annum Based on 2026 Valuation

Service charge

£985.14 per annum Current annual budget contribution Excl.

Insurance

£762.75 per annum Current annual building insurance Excl.

Legal Costs

Each party to bear their own costs

EPC

B (47)

VAT

Applicable

Availability

Available Q3 2025

Contact

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Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.

All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

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All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.