



TO LET

Unit 6, Trident Trade Park,
Cardiff, **CF24 5EN**

Industrial / Warehouse Unit To Let - *RENT FREE UNTIL 2028* (Subject to terms & Conditions)

- City Centre location
- Established trade / industrial / warehouse location
- Good access to M4 via A48
- 8.86m Apex and min 5.8m eaves height
- Roller shutter door
- Estate CCTV coverage



Size

20,430 sq ft (1,898.01 sq m)

Rent

Rent on application

Location

Trident Trade Park occupies a prominent position within Ocean Park, Cardiff's leading business and industrial hub, located roughly one mile south of the city centre.

The Estate benefits from immediate access to the Eastern Bay Link Road and the A4232 dual carriageway, providing a direct connection to Junction 33 of the M4. In addition, the A4161 (Newport Road) and Rover Way offer convenient routes to the A48(M), linking with Junctions 29 and 30 of the M4.

Connectivity

Road

A48	4 miles
M4 (J 29)	8.7 miles



Train Stations

Cardiff Central	2.1 miles
Cardiff Queen St.	1.9 miles



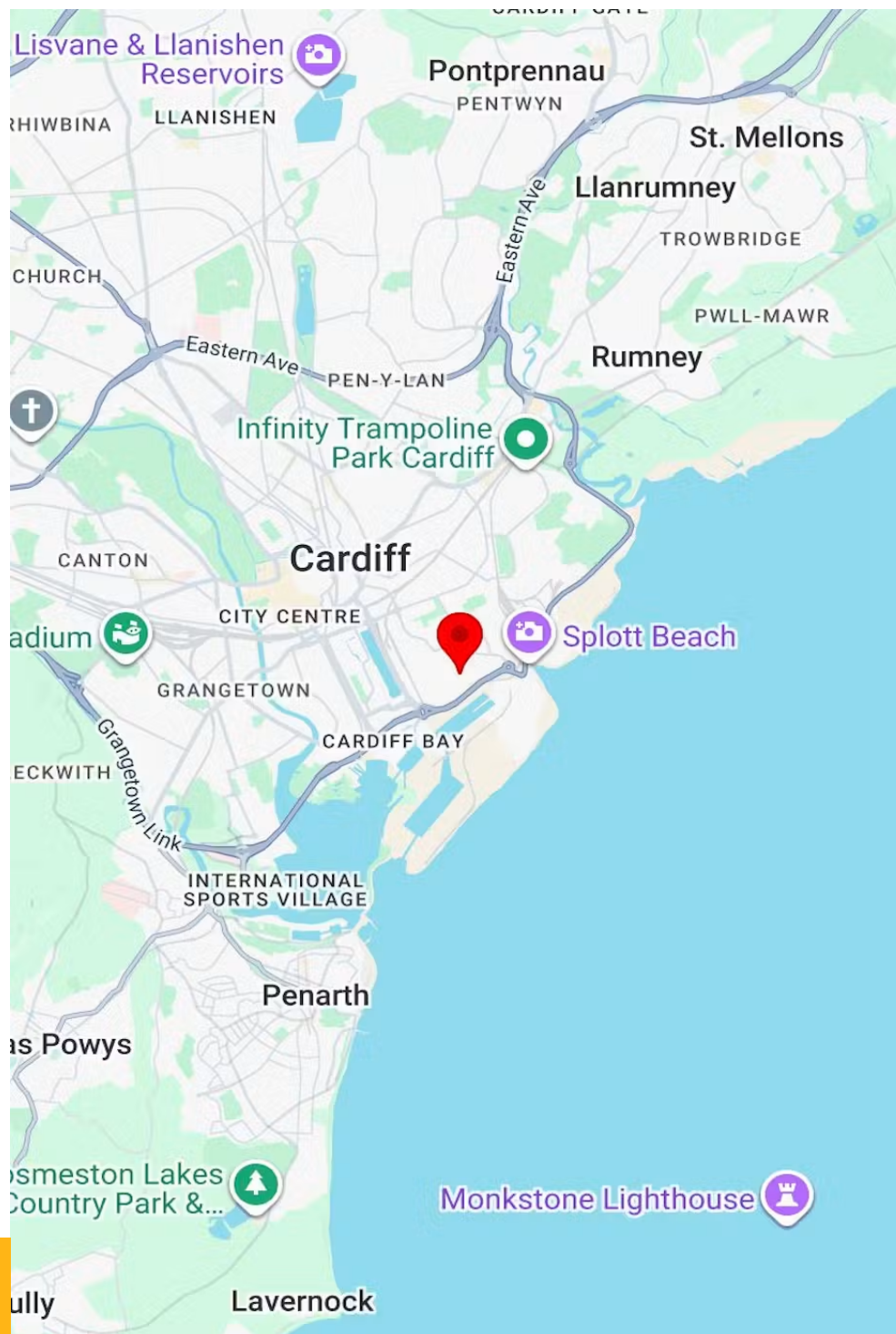
Airports

Cardiff Airport	10 miles
Bristol Airport	47 miles



Water

Port of Cardiff	0.8 miles
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Description

The unit is constructed with a steel portal frame and features profile steel cladding to the elevations beneath a pitched roof. Internally, it provides open-plan warehouse accommodation with clear internal height to the apex of 8.86m and minimum eaves height of 5.8 metres. Externally, the property offers car parking to the front, with loading and pedestrian access located to the rear. The estate is further enhanced by CCTV coverage.

- Mid terraced unit
- Steel portal frame
- Max eaves 8.86m
- WC facilities
- Car parking spaces to front

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Unit 6	20,430	1,898
TOTAL	20,430	1,898

Specification



EPC: C (69)



Car Parking



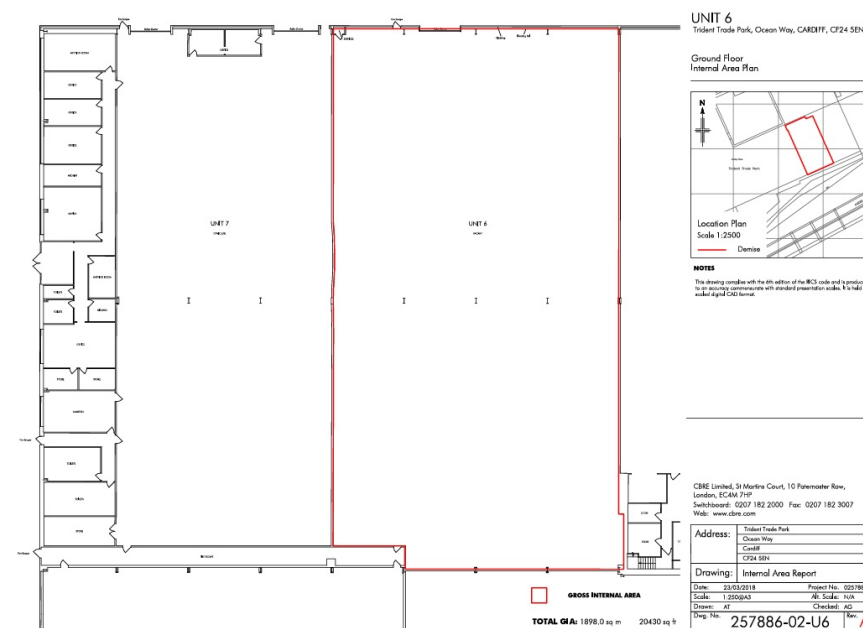
Minimum clear internal height (m): 5.8



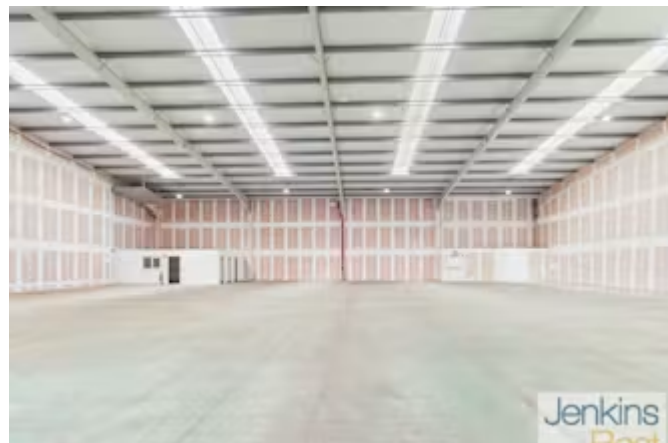
Loading Doors (Surface level): 1



Maximum clear internal height (m): 8.86



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Sat Nav. CF24 5EN



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what3words

Terms

New Lease available for a term of years to be agreed.

Rent

Rent on application

Lease Terms

New Lease Term of Years to be agreed

Business rates

Rateable Value: £85,000

Rates Payable: £42,670 per annum based on 2026 valuation

Service charge

n/a

Insurance

£3,353.32 per annum premium for the year ending June 2026

Legal Costs

Each party to bear their own costs

EPC

C (69)

VAT

Applicable

Availability

Available Immediately

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.

Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The vendor/lessor does not make or give and neither Jenkins Best nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.

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.