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Industrial

8,944 sq ft (830.92 sq m)



TO LET

Unit 41 & 42, Portmanmoor Road Industrial Estate, Cardiff, CF24 5HB

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

- Prime trade / distribution location
- City centre locaiton
- Excellent road links to M4 via A4232
- Self-contained yard - fenced and gated
- 3 No. level loading doors
- Max. eaves 6.8 metres
- 3 phase electric, LED lighting
- Integral office and welfare





Size

8,944 sq ft (830.92 sq m)

Rent

Rent on application

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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	0.2 miles
M4 J.29	7 miles

Train Stations

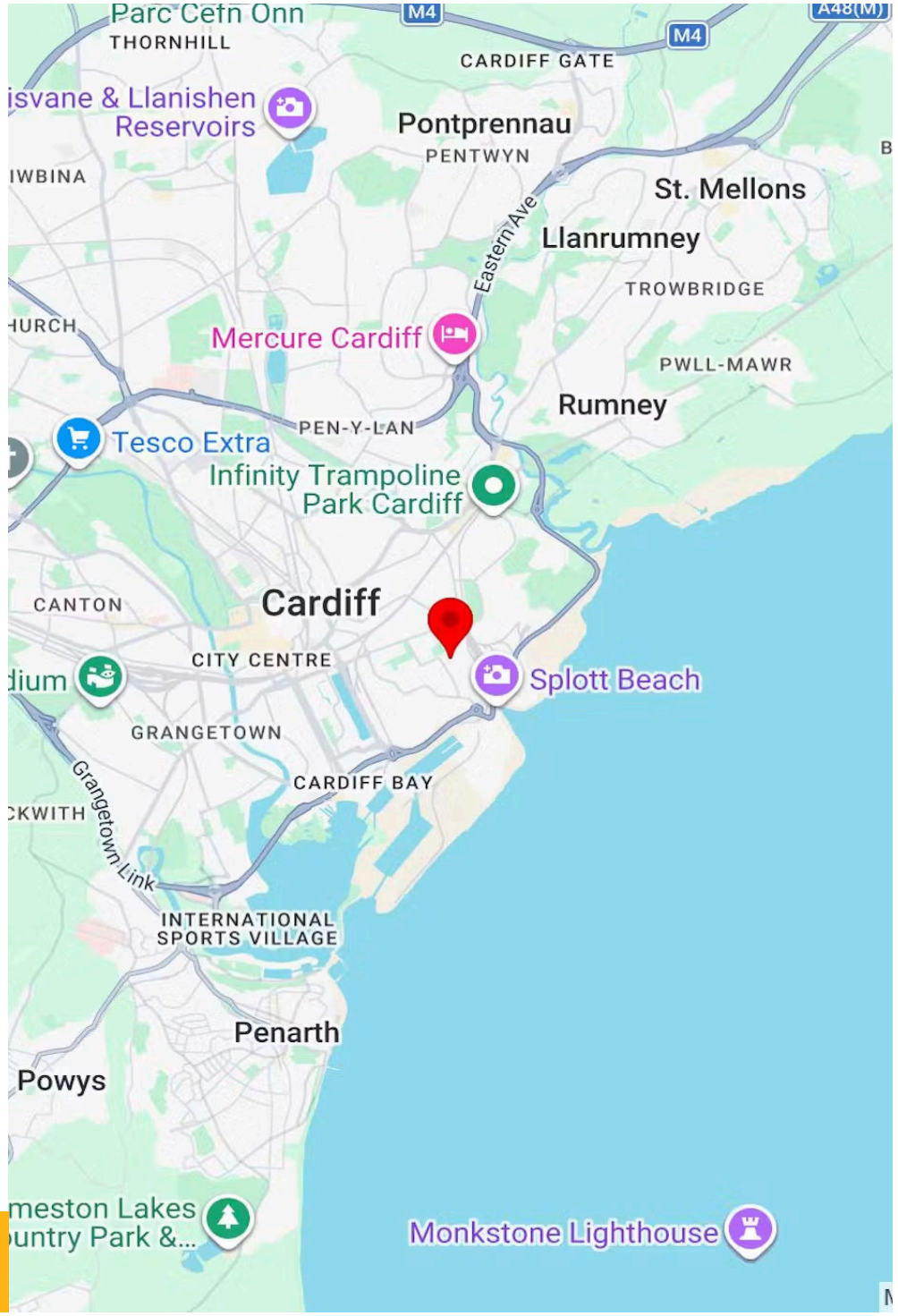
Cardiff Central	2 miles
Cardiff Queen Street	1.8 miles

Airports

Cardiff Airport	15 miles
Bristol Airport	48 miles

Water

Port of Cardiff	0.7miles



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Description

'Last Mile' Distribution / Trade Unit within large 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

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
41	4,472	415
42	4,472	415
TOTAL	**8,944**	**831**

Specification

EPC: EPC exempt - EPC has been commissioned, will be available in less than 28 days

Loading Doors (Surface level): 2

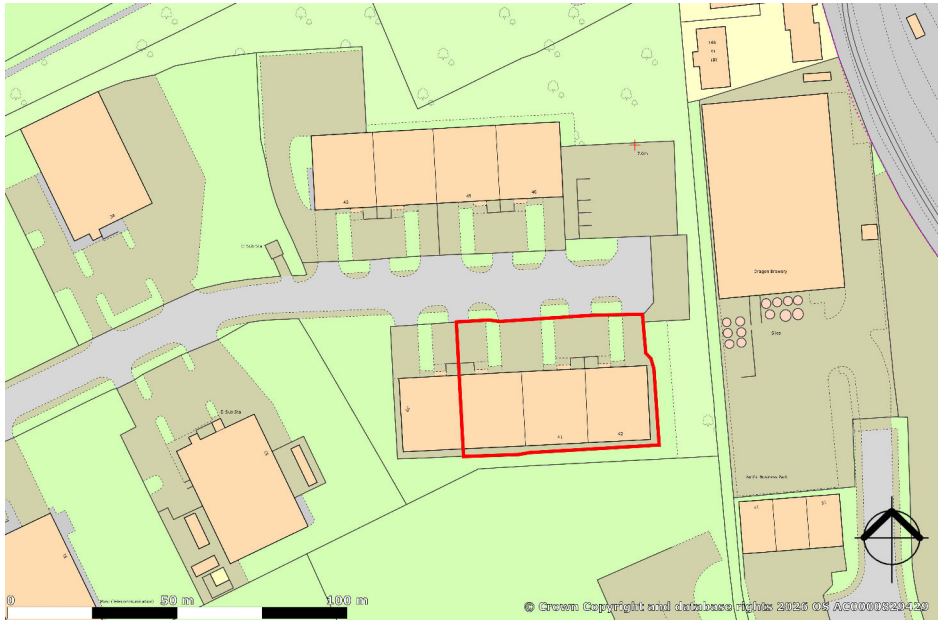
Minimum clear internal height (m): 4.5

Maximum clear internal height (m): 6.8

Lighting Type: LED

Kitchen

Car Parking



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Cardiff, CF24 5HB







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Sat Nav. CF24 5HB
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what3words

Terms

Unit 41-42 is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

Viewings

Please contact Jenkins Best or our joint agents.

Rent

Rent on application

Lease Terms

New Lease Term of years to be agreed

Business rates

Rates Payable: To be re-assessed

Insurance

£2,042.85 per annum Current annual building insurance Excl.

Legal Costs

Each party to bear their own costs

EPC

EPC exempt - EPC has been commissioned, will be available in less than 28 days

VAT

Applicable

Availability

Available Immediately

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Contact

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henry@jenkinsbest.com

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Tom Rees
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tom@jenkinsbest.com

Joint Agents

Mr Neil Francis
02920440147 | 07766511983

Mr Rhys Price
02920440951 | 07974366099

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Regulated by RICS

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 satisty 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.

13/11/2026