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Industrial

2,070 sq ft (192.31 sq m)



TO LET

Unit 100, Portmanmoor Road Industrial Estate, Cardiff, CF24 5HB

Under Offer - Industrial / Warehouse To Let - Reduced Rent & Flexible Terms (until end of 2026)

- Established trade / industrial / warehouse location
- less than 1.5 miles from Cardiff City Centre and Cardiff Bay
- Excellent road links
- Modern terrace unit
- Integral Office
- Roller Shutter Roller Door
- Separate pedestrian access
- LED lighting to be installed
- Secure gated estate

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Size

2,070 sq ft (192.31 sq m)

Rent

£12,420 per annum to 31/12/26.
£17,595 per annum from 1/01/27.
Rent to be increased by 3% per annum on any leases of 5 years or below

Location

Portmanmoor Road Industrial Estate is located within Ocean Park, a premier industrial / commercial site, just 1.5 mile south west of Cardiff City Centre.

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, S.A. Brain, Euro Car parts, Rexel, PTS, Greggs, 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

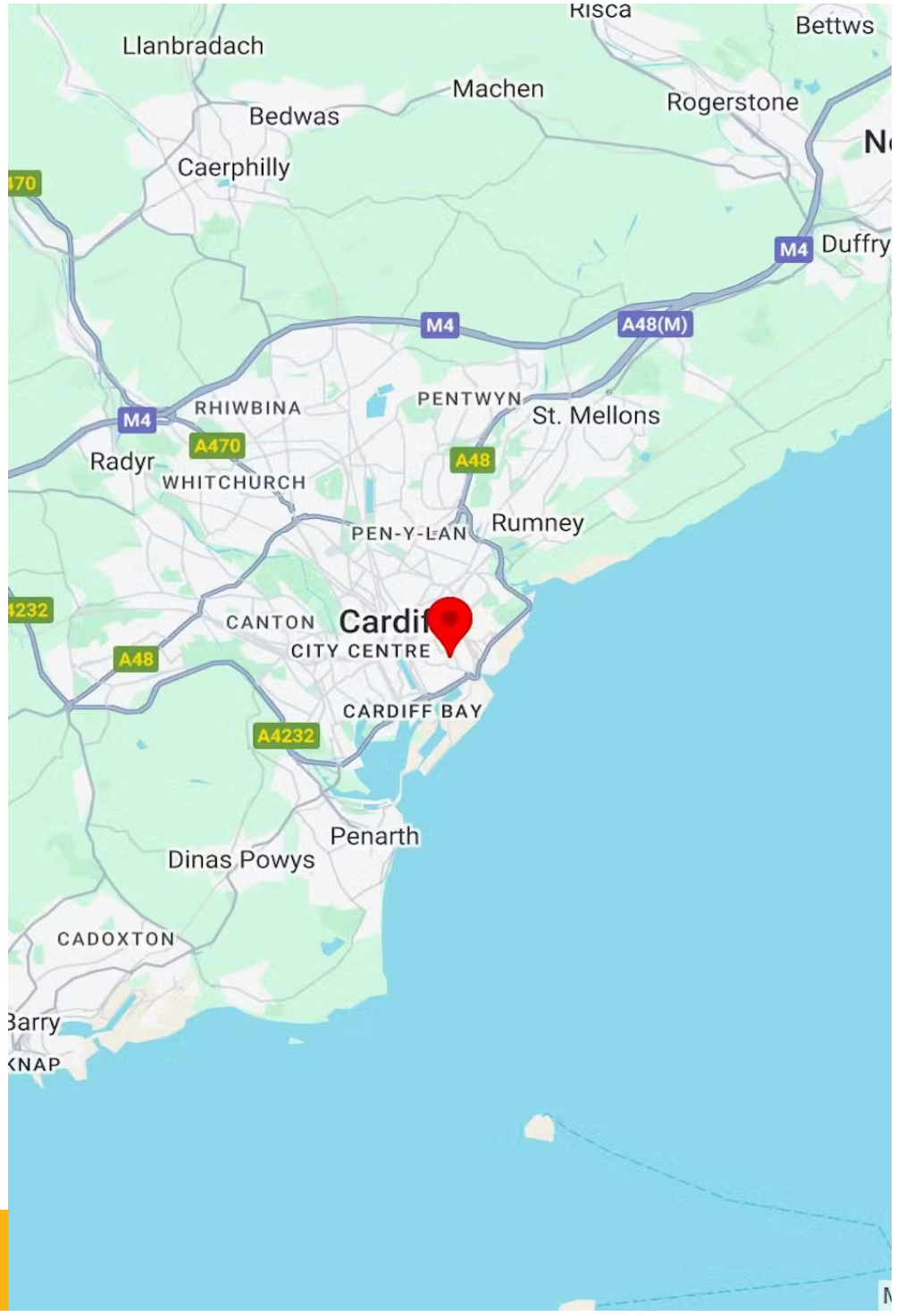
A4232	0.2 miles
M4 J.29	7 miles

Train Stations

Cardiff Central	2 miles
Cardiff Queen St.	1.8 miles

Airports

Cardiff Airport	15 miles
Bristol Airport	48 miles



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Description

Unit 100 is a modern steel portal frame trade / industrial / warehouse unit located on the well positioned Portmanmoor Road Industrial Estate.

The estate benefits from perimeter security fencing and 2 gated entrances.

- A mid terrace unit of steel portal frame construction with a pitched roof.
- Briefly the property comprises:
- Minimum eaves height 3.7m
- Maximum eaves height 5.0m
- Office accommodation
- WC facilities
- Roller shutter door 3.5m (w) x 3m (h)
- Separate pedestrian entrance with security shutter
- 3 no. car parking spaces to front
- New LEDs

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
100	2,070	192
TOTAL	**2,070**	**192**

Specification

EPC: E (117)

Minimum clear internal height (m): 3.7

Lighting Type: LED

Car Parking

Loading Doors (Surface level): 1

Maximum clear internal height (m): 5

Kitchen

Portmanmoor Road Industrial Estate, Cardiff, CF24 5HB



created on edozo

Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

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Cardiff, CF24 5HB







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Viewings

Please contact Jenkins Best or our joint agents Knight Frank

Terms

Unit 100 is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed. Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request.

Rent

£12,420 per annum to 31/12/26. £17,595 per annum from 1/01/27. Rent to be increased by 3% per annum on any leases of 5 years or below

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £16,750
Rates Payable: £8,408.50 per annum Based on 2026 Valuation

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Service charge

£1,893.21 per annum Budget Year End Sept 2026

Insurance

£983.24 per annum Insurance premium for year ending June 2026

Legal Costs

Each party to bear their own costs. However, if the Tenant wishes to use the Landlord's In-House Lease, a contribution of £175 plus VAT is applicable

EPC

E (117)

VAT

Applicable

Availability

Available Immediately

Contact

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Regulated by RICS

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All terms quoted exclusive of VAT unless otherwise stated.

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29/09/2026