



TO LET

Unit 3, Swift Business Centre,
Cardiff, **CF24 5JR**

Coming Soon - Business/ Light Industrial Unit in City Centre Location

- Popular estate - City Centre Location
- Within fenced/ gated compound
- Full height level sectional loading door - width 3.1 metres, height 3.5 metres
- Warehouse area - portal frame, max. eaves 4.8 metres
- Estate is under full recorded CCTV and opened / closed by a security company



Keen Road
Cardiff
CF24 5JR



Size

634 sq ft (58.90 sq m)

Rent

£9,500 per annum payable quarterly
in advance

Location

Swift Business Centre is located less than 0.5 miles from Cardiff city centre. Queen Street and Central rail stations are within walking distance.

Occupiers on the estate include Spartan Motor factors and MH Automation. The estate is adjacent to a Premier Inn.

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

Other occupiers in the area include Speedy Hire, Jewson, Travis Perkins, Bad Wolf, S.A. Brain, Euro Car parts, PTS, and Princes Drinks. Ocean.

Connectivity

Road

M4 Junction 32	5.9 miles
M4 Junction 30	7.1 miles



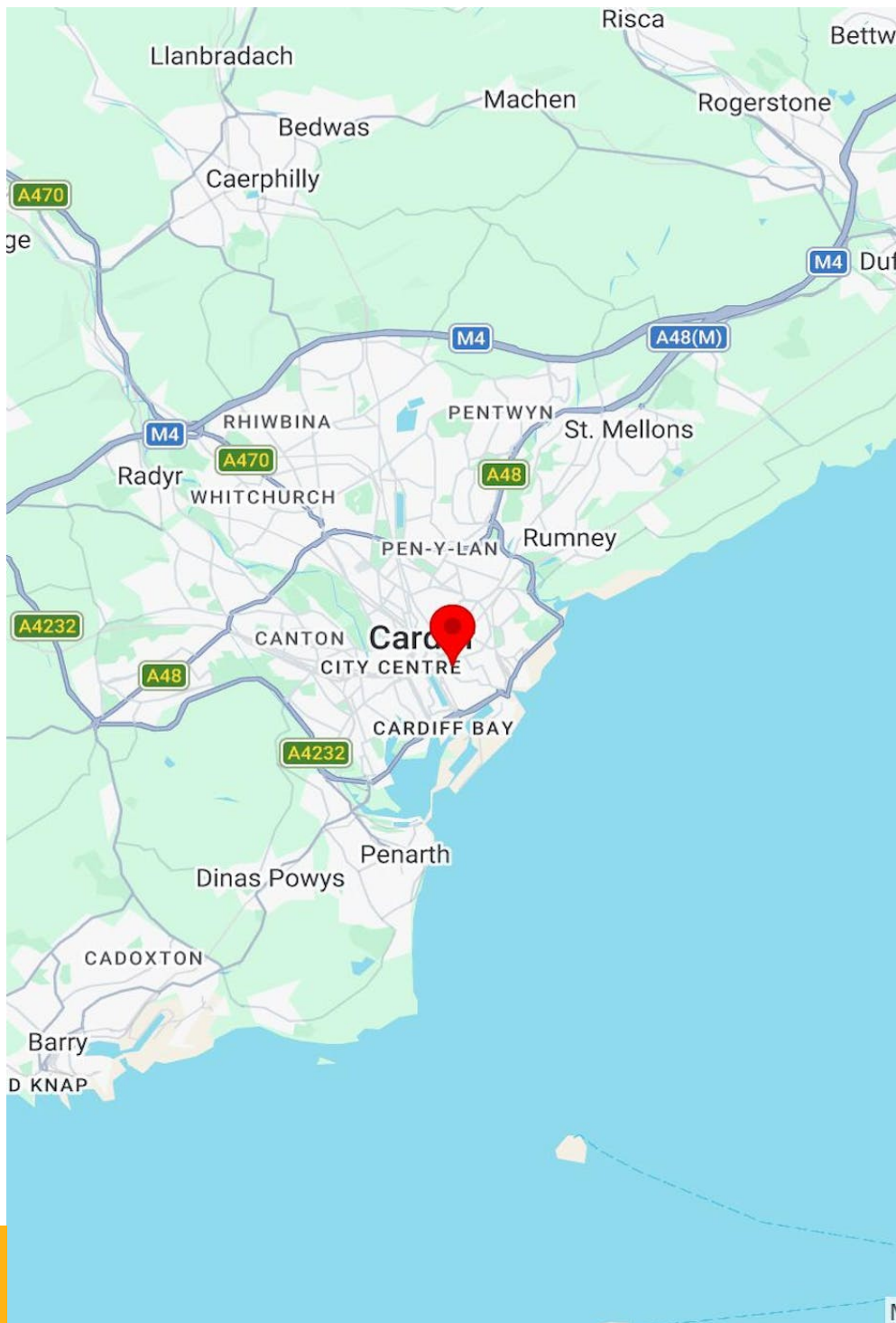
Train Stations

Cardiff Central	2.5 miles
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Airports

Cardiff	15 miles
Bristol	50 miles



Description

Modern light industrial unit within secure fenced and gated compound situated on popular estate. Unit benefits from full height level sectional loading door and separate pedestrian entrance.

- City Centre location
- Modern light industrial unit
- Within fenced/ gated compound
- Secure Site

- - Full height level sectional loading door - width 3.1 metres, height 3.5 metres
- - Separate pedestrian entrance
- - Warehouse area - portal frame, max. eaves 4.8 metres
- - WC
- Estate is under full recorded CCTV and opened / closed by a security company

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
3	634	59
TOTAL	634	59

Specification



EPC: C (66)



Recently refurbished



Lighting Type: LED



Loading Doors
(Surface level): 1



On-site security



Car Parking



**Unit 3, Swift Business Centre,
Cardiff, CF24 5JR**



Sat Nav. CF24 5JR



///loads.jolly.roses



Viewings

Please contact Jenkins Best

Terms

New full repairing and insuring Lease available for a term of years to be agreed.

Rent

£9,500 per annum payable quarterly in advance

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £6,500

Rates Payable: £3,263 per annum Based on 2026 Valuation

Service charge

£1,134.28 per annum Budget Year End Sept 2026

Insurance

£171.22 per annum Approximate Premium for Year Ending Dec 2026

Legal Costs

Each party to bear their own costs

EPC

C (66)

VAT

Applicable

Availability

Available Q1 2026

Contact

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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.