



TO LET

Unit 9, Swift Business Centre,
Cardiff, **CF24 5JR**

Refurbished Trade Unit in City Centre Location - *Virtual Tour Available*.

- Rent Free available - Subject to approval of tenant business & use
- 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
- New LED Lighting installed
- Estate is under full recorded CCTV and opened / closed by a security company
- Recently refurbished
- Virtual Tour & Floor Plan available



Size

819 sq ft (76.09 sq m)

Rent

£12,080 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

Jct 32 M4	5.9 miles
Jct 30 M4	7.1 miles



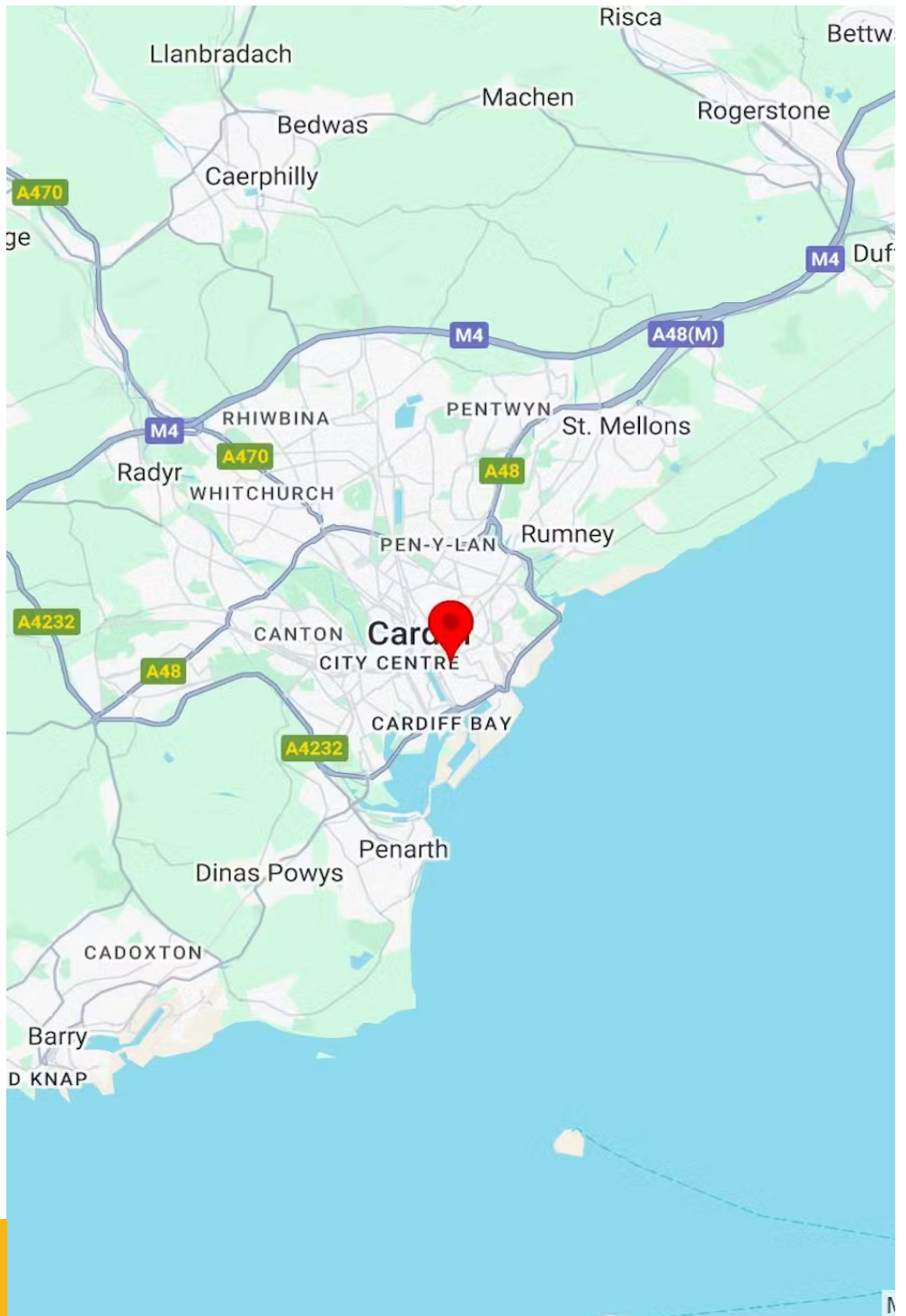
Train Stations

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

- Recently Refurbished
- 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 facility and kitchen unit
- Estate is under full recorded CCTV and opened / closed by a security company

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
9	819	76
TOTAL	819	76

Specification



EPC: B (41)



Recently refurbished



Lighting Type: LED



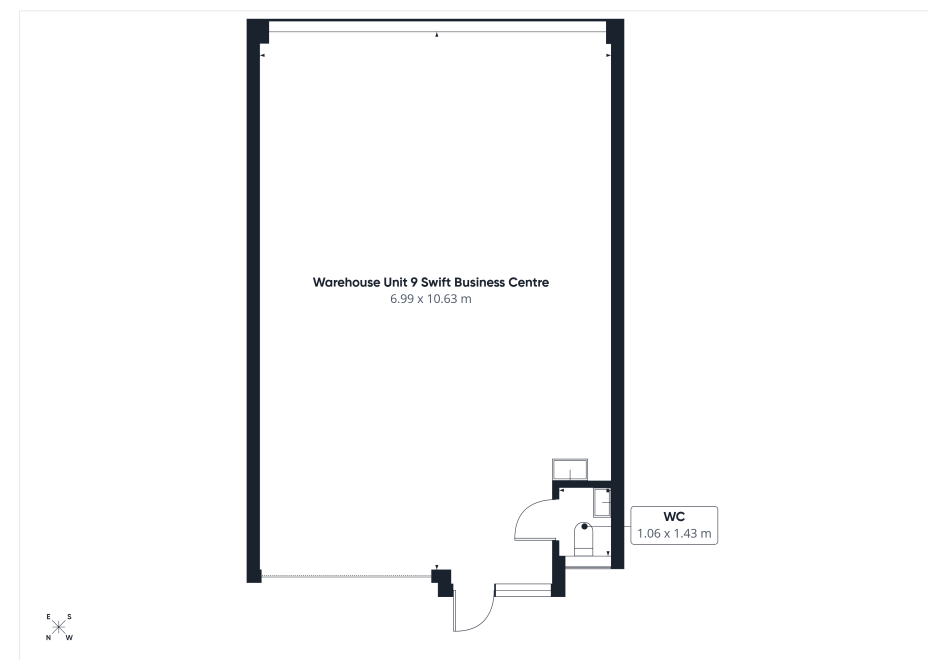
Loading Doors
(Surface level): 1



On-site security



Car Parking



**Unit 9, Swift Business Centre,
Cardiff, CF24 5JR**



Sat Nav. CF24 5JR



///loads.jolly.roses



what3words

Viewings

Please contact Jenkins Best

Terms

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

Refurbishment

The unit is to be refurbished. Please note that Internal pictures are of Unit 7 which was recently refurbished and are for indication purposes only.

Rent

£12,080 per annum payable quarterly in advance

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £7,600

Rates Payable: £3,815.20 per annum Based on 2026 Valuation

Service charge

£1,465.26 per annum Budget Year End Sept 2026

Insurance

£221.18 per annum Approximate Premium for Year Ending Dec 2026

Legal Costs

Each party to bear their own costs

EPC

B (41)

VAT

Applicable

Availability

Available Q1 2026

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Best**
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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.

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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.