Jenkins Best

jenkinsbest.com

**Industrial**

**2,049 sq ft (190.36 sq m)**



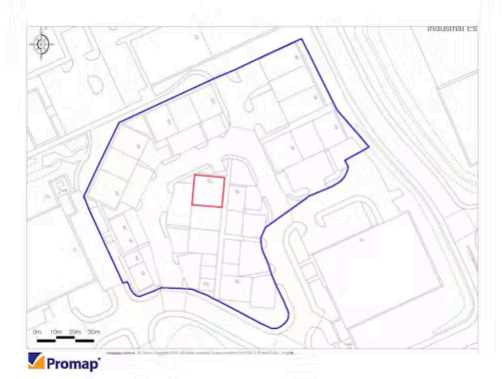

**TO LET**

# Unit 88, Portmanmoor Road Industrial Estate, Cardiff, CF24 5HB

# Coming Soon - January 2027 - Industrial/Trade Unit To Let within fenced & gated compound

- Established trade / industrial / warehouse location
- less than 1.5 miles from Cardiff City Centre and Cardiff Bay
- Excellent road links
- Fenced and gated estate
- LED Lighting
- Maximum Eaves: 5.8m, Minimum Eaves height 5.0m
- First Floor Mezzanine
- Ground Floor office content




## Size

2,049 sq ft (190.36 sq m)

## Rent

Rent on application

Jenkins Best
jenkinsbest.com

# 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

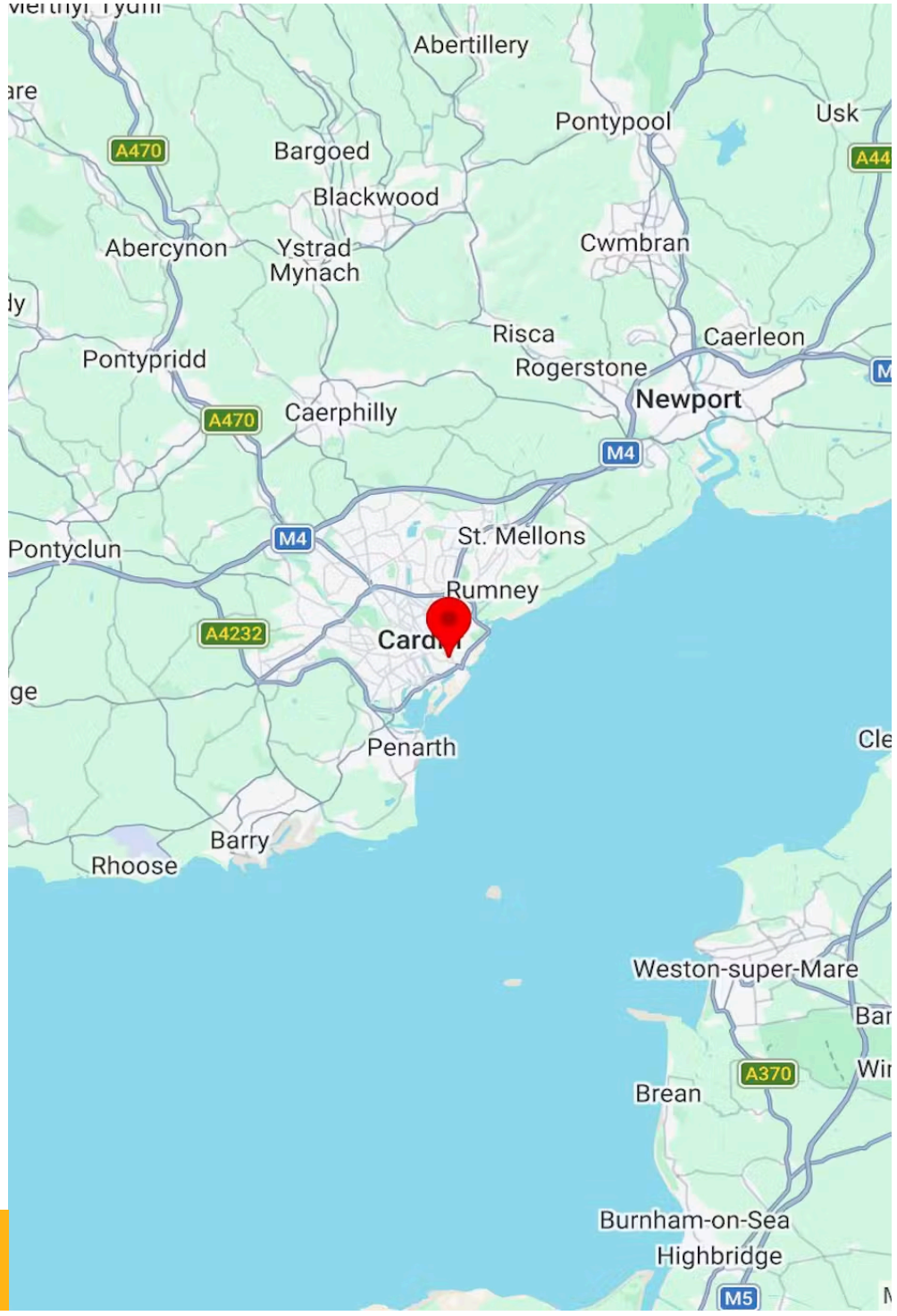
| | |
|---|---|
| A4232 | 0.2 miles |
| M4 J.29 | 7 miles |

### Train Stations

| | |
|---|---|
| Cardiff Central | 2 miles |
| Cardiff Queen St. | 1.8 miles |

### Airports

| | |
|---|---|
| Cardiff Airport | 15 miles |
| Bristol Airport | 48 miles |




Jenkins Best
jenkinsbest.com

///riches.frame.spend

what3words

# Description

Unit 88 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:
- Open plan Warehouse, mezzanine with Offices, WC, Kitchen and reception.
- Minimum eaves height 5.0m
- Maximum eaves height 5.8m
- New Electric Roller shutter door 3.0 m (w) x 3.5 m (h)
- Separate pedestrian entrance with security shutter
- Car parking spaces to front
- LEDs to be installed
- Fenced and gated estate

# Accommodation

| | sq ft (Approx GIA) | sq m (Approx GIA) |
|---|---|---|
| Unit 88 | 2,049 | 190 |
| **TOTAL** | **2,049** | **190** |

# Specification

- EPC: E (124)
- Minimum clear internal height (m): 5
- Lighting Type: LED
- Car Parking
- Loading Doors (Surface level): 1
- Maximum clear internal height (m): 5.8
- 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

Jenkins Best
jenkinsbest.com

## Unit 88, Portmanmoor Road Industrial Estate, Cardiff, CF24 5HB









Jenkins Best
jenkinsbest.com


Sat Nav. CF24 5HB
///riches.frame.spend
what3words




Sat Nav. **CF24 5HB**

**///riches.frame.spend**

what3words

Jenkins Best

## Viewings

Please contact Jenkins Best or our joint agents

## Terms

Unit 88 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

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: £18,000
Rates Payable: £9,036 per annum Based on 2026 Valuation

## Service charge

£1,799.85 per annum Budget Year End Sept 2027

## 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 (124)

## VAT

Applicable

## Availability

Available Immediately

Jenkins Best
jenkinsbest.com

## Contact


**Craig Jones**
02920 34 00 33 | 07867 393494
craig@jenkinsbest.com

**Tom Rees**
02920 340033 | 07557 161491
tom@jenkinsbest.com

**Henry Best**
07738 960012
henry@jenkinsbest.com

**Hayley Macentee**
02920340033
hayley@jenkinsbest.com


## Joint Agents


**Mr Neil Francis**
02920440147 | 07766511983



7 Ty-Nant Court, Morganstown,
Cardiff, CF15 8LW, UK

029 2034 0033
jenkinsbest.com


Jenkins Best
jenkinsbest.com

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.


17/11/2026