Jenkins Best
jenkinsbest.com

Industrial

525 sq ft (48.77 sq m)

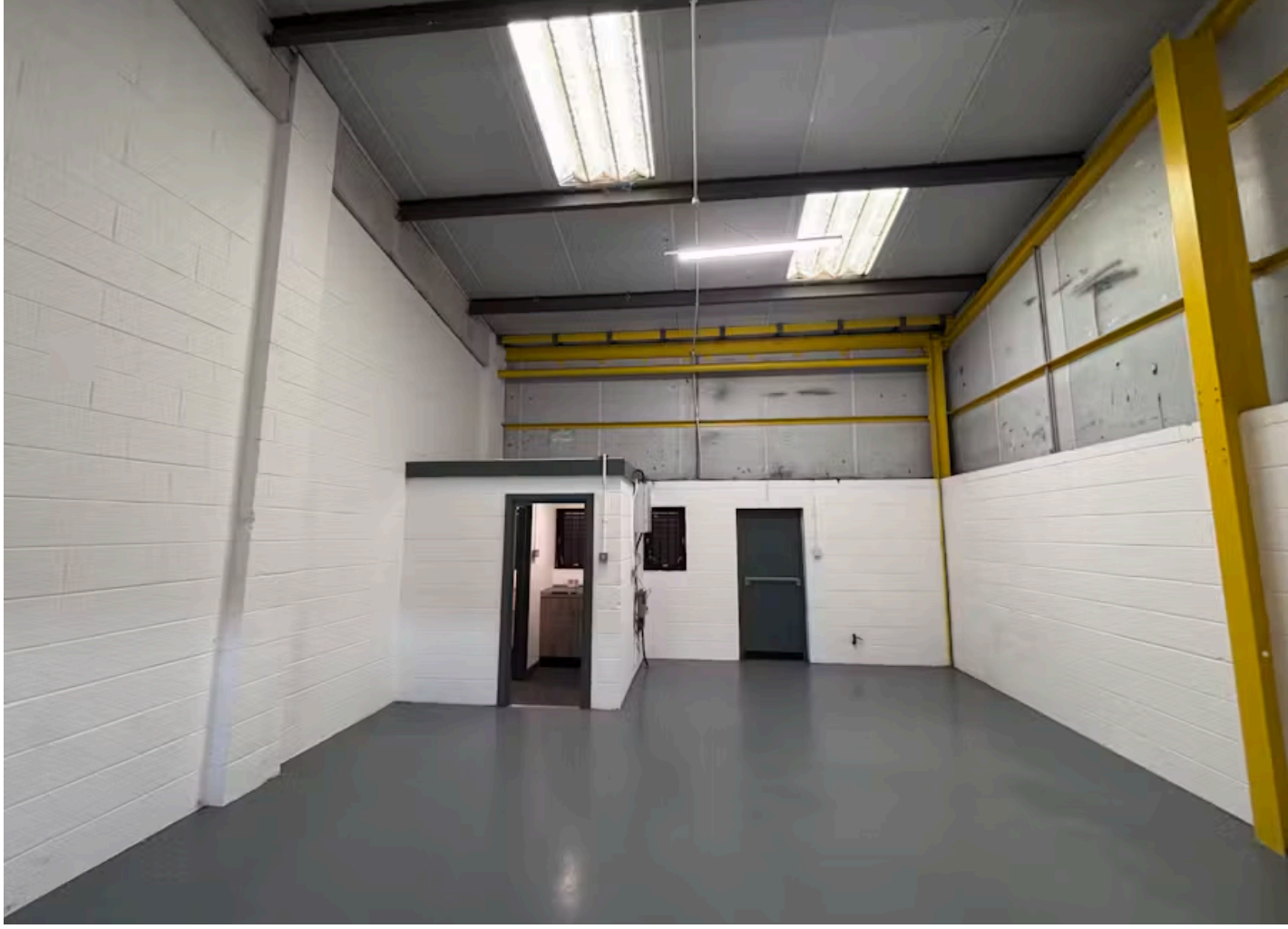


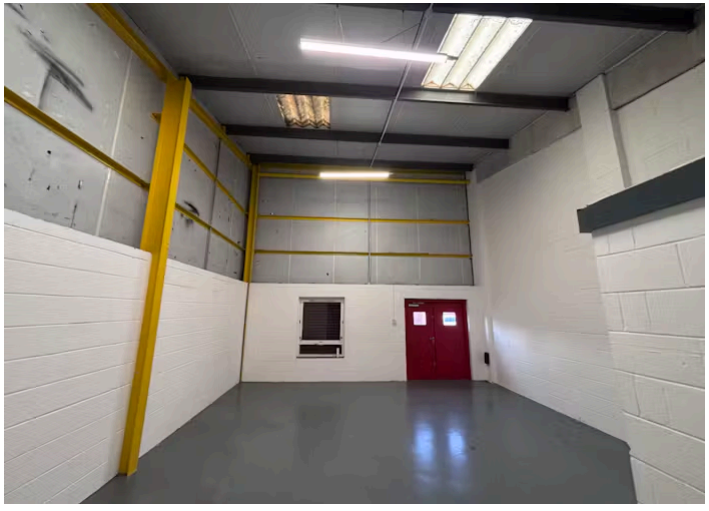
TO LET

Unit 94, Portmanmoor Road Industrial Estate, Cardiff, CF24 5HB

Industrial / Warehouse Unit to Let

- Modern starter unit
- Established trade location
- Excellent road links
- Less than 1.5 miles from Cardiff City Centre and Cardiff Bay
- Gated and fenced estate
- Access via pedestrian door 1.6m (w) (no roller shutter door)
- Minimum eaves 4.4m, Maximum eaves 5.9m





Size

525 sq ft (48.77 sq m)

Rent

£7,980 per annum Rent to be increased by 3% per annum on any leases of 5 years or below

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 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, 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

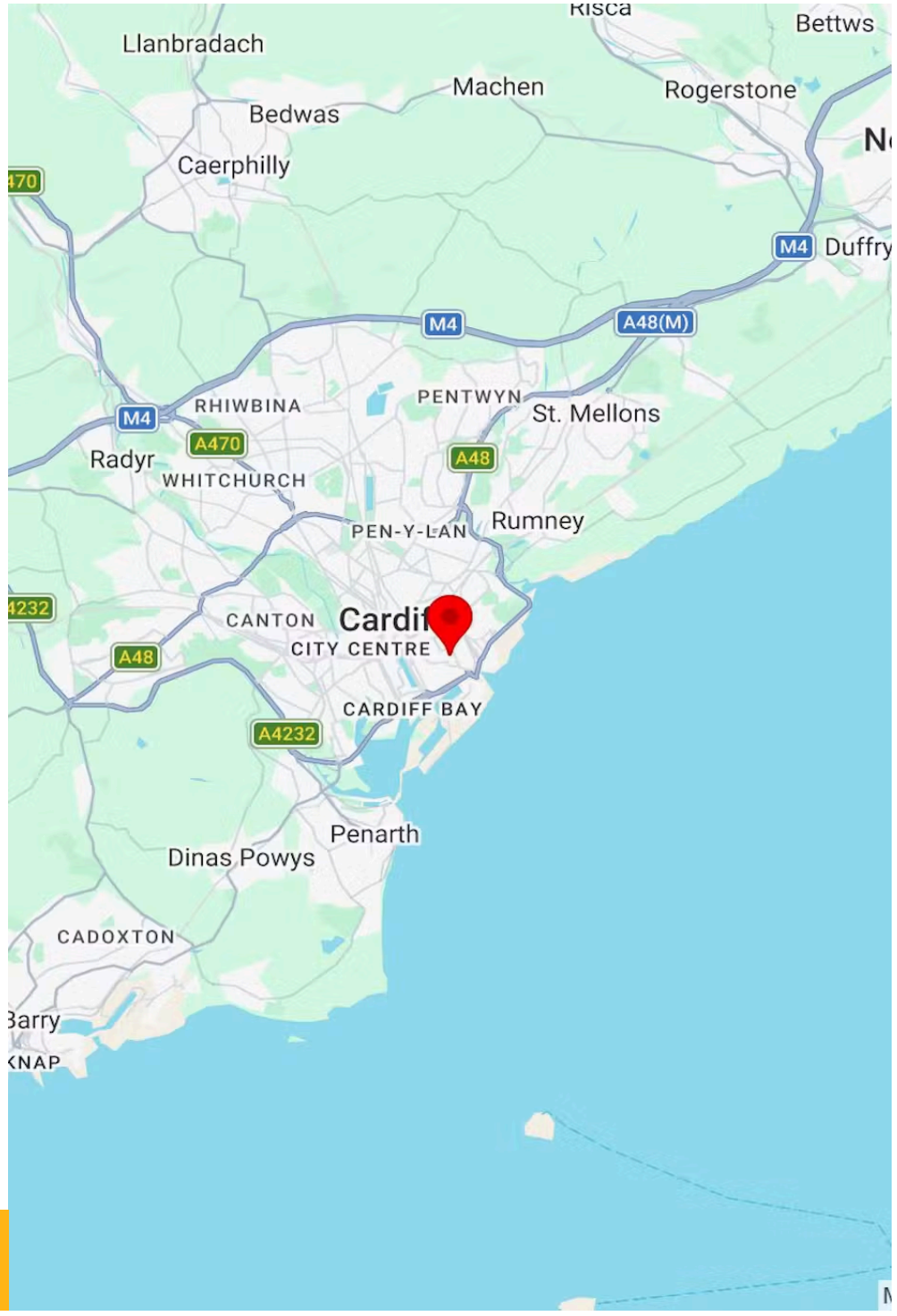
A4232	0.2 miles
M4 J.29	7 miles

Train Stations

Cardiff Queen St.	1.8 miles
Cardiff Central	2 miles

Airports

Cardiff Airport	15 miles
Bristol Airport	48 miles



Jenkins Best
jenkinsbest.com

///bigger.slide.throw

what3words

Description

Unit 94 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.

- Steel portal frame unit
- Minimum eaves height 4.4m
- Maximum eaves height 5.9m
- Pedestrian door entrance 1.6m (w)
- (No roller shutter door)
- All mains services available including gas
- External car parking/loading area
- Gated and fenced estate
- EPC available upon request

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
94	525	49
TOTAL	**525**	**49**

Specification

EPC: E (106)

Car Parking

Maximum clear internal height (m): 5.9

Loading Doors (Surface level): 1

Minimum clear internal height (m): 4.4

Portmanmoor Road Industrial Estate, Cardiff, CF24 5HB



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 94, Portmanmoor Road Industrial Estate, Cardiff, CF24 5HB









Jenkins Best
jenkinsbest.com


Sat Nav. CF24 5HB
///bigger.slide.throw
what3words

Terms

Unit 94 is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

Rent

£7,980 per annum 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

Rates Payable: based on 2023 valuation

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 (106)

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.

19/11/2026