

TO LET.

Warehouse Unit.

1,062 sq m (11,430 sq ft).

Unit 15b, Moy Road Industrial Centre, Taffs Well, Cardiff, CF15 7QR.

Location.

The property is situated on the Moy Road Industrial Centre in Taffs Well, Cardiff. Strategically location 1.5 miles from J32 of the M4 Motorway and adjacent to the A470 Dual-Carriageway.

Access to the estate is off Moy Road which is accessed via the Gwaelod-Y-Garth roundabout. Rail access is via Taffs Well railway station which is located 0.3 miles to the south.

Nearby occupiers include UK Windows & Doors Group, Mon Motors, PHS Healthcare and Allied Aerosystems.

Description.

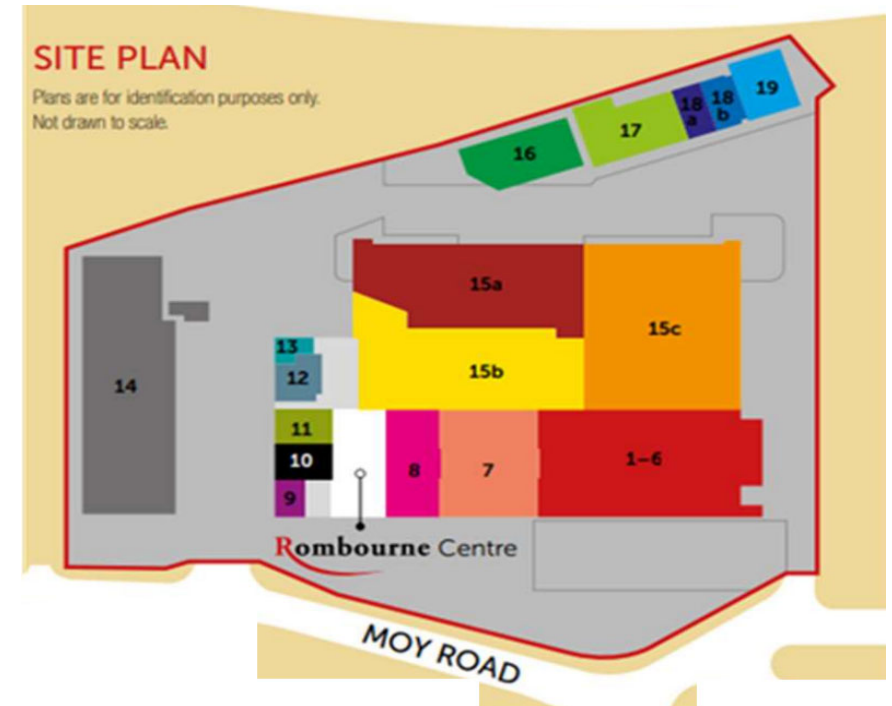
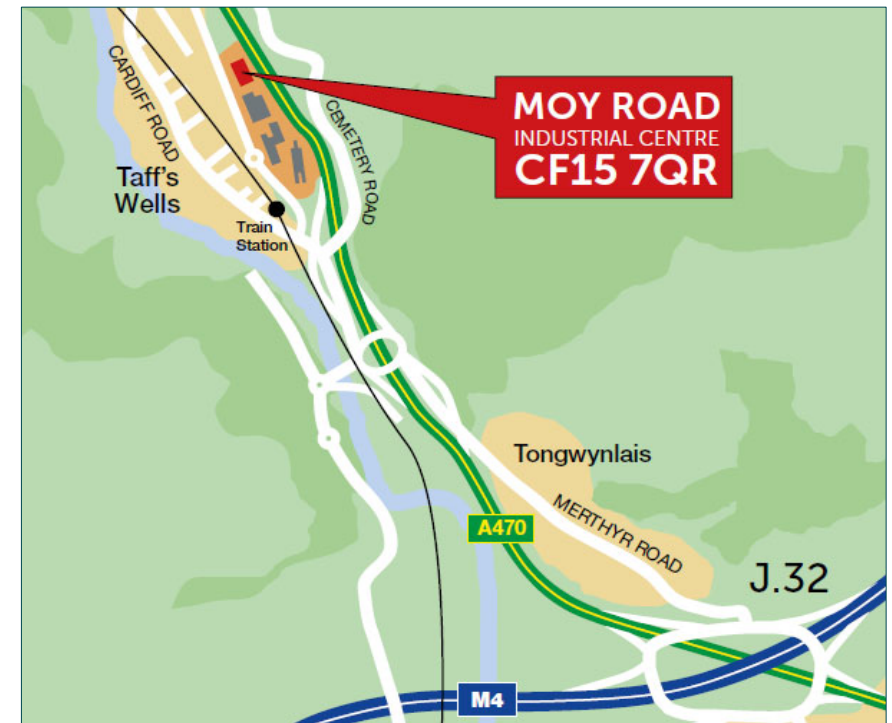
The terraced unit is of steel portal frame construction with brickwork elevations. The upper elevations comprise a mono-pitch roof of steel profiled cladding with translucent light panels.

The property benefits from:

- Recent refurbishment
- Minimum eaves height of 3.90 (maximum eaves of 6.1m)
- Roller shutter door (H) 3.0m x 3.0m (W)
- Two storey offices
- Male and female WCs
- Secure and fenced estate
- Car parking

Accommodation.

Approx. GIA	Sq M	Sq Ft
GF Warehouse and Offices	1,013	10,904
FF Offices	49	526
TOTAL GIA	11,430	1,062



Services.

The property benefits from water and three phase electricity.

Interested parties are advised to make their own enquiries.

Quoting Rent.

£65,000 + VAT per annum.

EPC.

The building has an EPC assessment of 74 which is within band C.

Rateable Value (2023).

The property previously had a rateable value of £36,500 prior to its removal from the rating list. To be re-assessed.

Service Charge.

In going occupier will be responsible for a share of the estate service charge which contributes towards the onsite security and maintenance of the common areas of the estate.



Contact.

For further information, or to arrange a viewing, please contact Knight Frank or Joint Agents DLP Surveyors.



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JUNE 2021- SUBJECT TO CONTRACT

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Particulars dated July 2021 Photographs and videos dated July 2024.

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