

Coming Soon



86



TO LET

Unit 86, Portmanmoor Road Industrial Estate, CF24 5HB.

Industrial / Distribution Unit

1,026 sq ft (95.31 sqm)

Location.

Portmanmoor Road Industrial Estate is located within Ocean Park, a premier industrial / commercial site, just one mile south-west of Cardiff City Centre. Key occupiers in the area include Speedy Hire, Keyline Builders Merchants, Greggs, Toolstation, and Princes Drinks.

The estate benefits from excellent road access being in close proximity to the A4232 and A48, both linking to the M4 Motorway at J30 and J33.

Description.

A modern, steel portal frame industrial / warehouse unit. Briefly the property comprises:

- Integral office
- WC facilities
- Minimum eaves height – 4.4m
- Maximum eaves height – 5.9m
- Roller shutter door 3.5m (w) x 3.1m (h)
- Separate pedestrian entrance
- Gated and fenced external yard / loading area
- To be refurbished
- Available August 2025

Accommodation.

The property has a Gross Internal Area of 1,026 sq ft (95.31 sq m).

Services.

The property benefits from all main services. Interested parties are advised to make their own enquiries.

Terms.

Unit 86 is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

Rent.

£13,855 per annum plus VAT

EPC.

Further details available on request.

Rateable Value.

Rateable Value – £8,200

We understand the property will benefit from an element of small business rates relief. Interested parties are advised to make their own enquiries in this regard.

Service Charge & Insurance.

A variable service charge will be levied to cover the cost of the maintenance and upkeep of the common parts of the estate.

The landlord insures the building and recovers the premium from the Tenant.

Further information available on request.

Legal Costs.

Each party to be responsible for their own legal costs.

Contact.

For further information, or to arrange a viewing, please contact:



NEIL FRANCIS

029 2044 0147
07766 511983
neil.francis@knightfrank.com

RHYS PRICE

029 2049 2492
07974 366099
Rhys.price@knightfrank.com

EMILY WILSON-DAVIES

020 2044 0128
07977 072902
emily.wilson@knightfrank.com

Alternatively, you can contact joint agents Jenkins Best.

January 2025 - SUBJECT TO CONTRACT

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated January 2025. Photographs and videos dated January 2025

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Connecting people &
property, perfectly.