

**TO LET**



**Unit 98, Portmanmoor Road Industrial Estate, CF24 5HB.**  
**Industrial / Distribution Unit**  
**2,078 sq ft (193.05 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 mid terrace unit of steel portal frame construction with a pitched roof. Briefly the property comprises:

- Minimum eaves height 3.7m
- Maximum eaves height 5.0m
- Office accommodation
- WC facilities
- Level access roller shutter door 3.5m (w) x 3m (h)
- Separate pedestrian entrance with security shutter
- 3 no. car parking spaces to front

## Accommodation.

The property has a Gross Internal Area of 2,078 sq ft (193.05 sq m).

## Services.

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

## Terms.

Unit 98 is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

## Rent.

£18,705 per annum plus VAT.

## EPC.

The property has an EPC rating of D (95).

## Rateable Value.

Rateable Value – £11,500

Rates payable – £6,463 per annum

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:



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Alternatively, you can contact joint agents Jenkins Best.

## December 2024 - SUBJECT TO CONTRACT

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Particulars dated December 2024. Photographs and videos dated December 2024

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