



# TO LET

Unit 40  
Portmanmoor Road  
Industrial Estate,  
Cardiff CF24 5HB

Distribution / Trade Unit  
with a self-contained yard

4,472 sq ft (415.46 sq.m)

Your partners in property





## Description

Unit 40 Portmanmoor Road Industrial Estate comprises a mid-terrace warehouse unit of steel portal frame construction with a pitched roof incorporating translucent light panels. The elevations comprise of cavity brickwork at ground level with profiled steel sheet cladding above and to the eaves.

The unit benefits from an integral office/ ancillary space and toilet facilities. Access is via a single roller shutter door and separate pedestrian entrance.

Externally there is a self-contained yard providing generous car parking provision and loading area securely fenced.

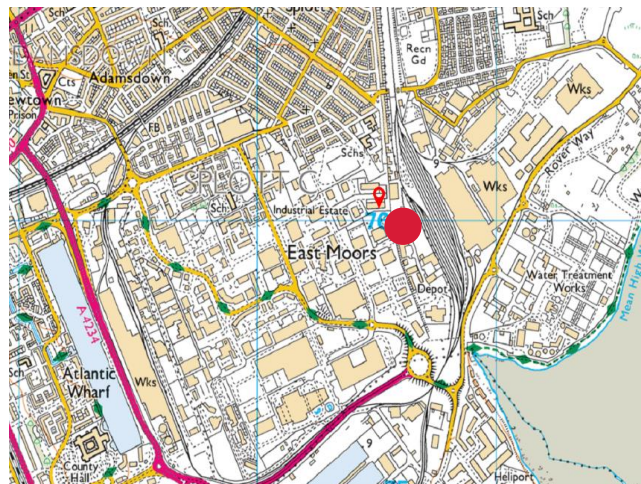
## Location

Portmanmoor Road Industrial Estate (CF24 5HB), is located in Ocean Park, which is one of Cardiff's premier trade, warehouse and industrial locations.

The estate is an established trade location and is 1 mile South of Cardiff City Centre. The location is in close proximity to ABP's Port of Cardiff and surrounding occupiers include Speedy Hire, Jewson, Keyline Builders Merchants, SIG and Greggs.

The property is located approximately 1 mile south of Cardiff City Centre. Access to the M4 Motorway at Junction 33 (West) is via the A4232 dual carriageway, and Junction 29 (East) via the A48.

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## Rent

£39,000 per annum

## Terms

The unit is available on a new Full Repairing Lease for a Term of years to be agreed.

## EPC

Energy Performance Certificate Asset Rating of: B/47

## Rateable Value

Rateable Value: £20,500 (1 April 2023 to present)

Rates Payable: £11,644 per annum

## Services

We understand that water and electricity are connected to the property.

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## Service Charge

£985.12 per annum. Budget contribution for year ending March 2026.

Please note, the estate service charge relates to costs incurred in maintaining the common areas of the estate.

## Insurance

The Landlord insures the estate and this is recharged to the tenant.

The current annual building insurance premium for the units is £762.75 per annum, exclusive.

## Legal Costs

Each party to bear their own legal and surveyors costs incurred in the transaction.

## VAT

VAT is applicable on all costs.



For further information, or to arrange a viewing, please contact Knight Frank or joint agents, Jenkins Best.

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Particulars dated September 2025. Photographs dated September 2025.

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