

Your partners in property

# TO LET



**Unit 95/96, Portmanmoor Industrial Estate, Cardiff, CF24 5HB**

**Coming Soon / Unit to be refurbished Q1 2026**

**1,575 sq ft (146.32 sq m).**



## 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.

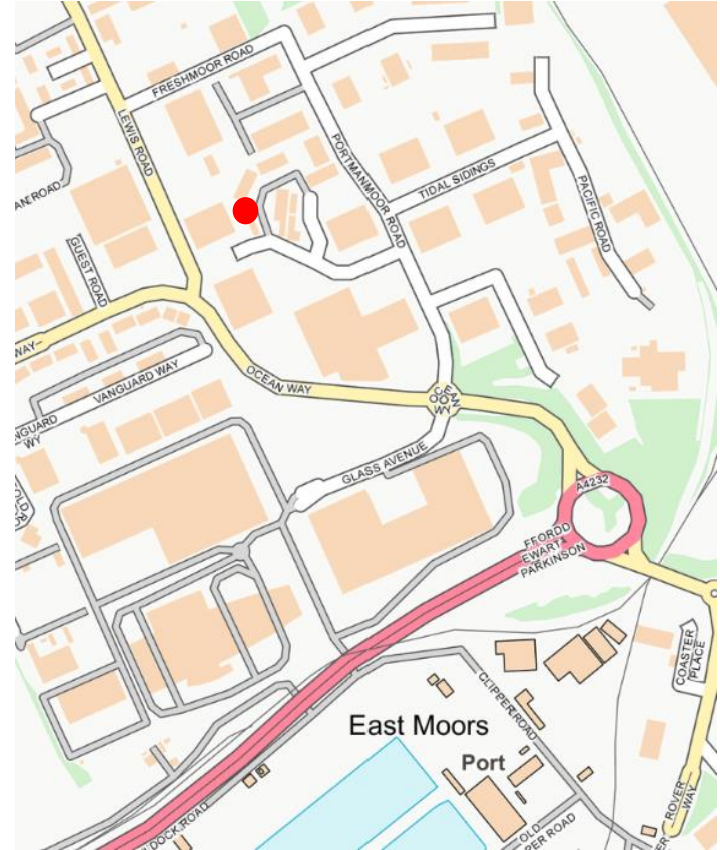
## Description

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

- Minimum eaves height – 4.5m
- Maximum eaves height – 5.8m
- Roller Shutter door 3.5m (w) x 3m (h)
- Pedestrian entrance
- External car parking / loading area
- Gated and fenced estate

## Accommodation

The property has a Gross Internal Area of 1,575 sq ft (146.32 sq m).



## Terms

The units are available on a new Full Repairing and Insuring lease for a term of years to be agreed.

## Rent

£12.50 psf

## Estate Service Charge

£0.91 per sq ft plus VAT for budget year ending June 2026.

## Rate Payable

£7,306 per annum (based on 2023 valuation).

## Rateable Value

£13,000

## Building Insurance

£479.19 per annum plus VAT for budget year ending June 2026.

## EPC

A copy of the certificate is available upon request.

## VAT

VAT is applicable on all costs.



# Contact



For further information, or to arrange a viewing, please contact or joint agents Jenkins Best (029 2034 0033) :



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## DECEMBER 2025 - SUBJECT TO CONTRACT

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Particulars dated December 2025. Photographs dated December 2025.

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