

# TO LET

1,743 SQ. FT. MID TERRACE WAREHOUSE WITH MEZZANINE  
VACANT POSSESSION, IMMEDIATELY AVAILABLE

029 2037 8921 

fletchermorgan.co.uk 

28 Park Place, Cardiff CF10 3BA 



**Fletcher  
Morgan**



6 Lewis Court, Portmanmoor Road, Cardiff CF24 5HQ





## Location

Portmanmoor Road Industrial Estate is located within Ocean Park, a premier industrial / commercial area, 1.5 mile south west of Cardiff City Centre and 1 mile from Cardiff Bay, in close proximity are both **ABP's Port of Cardiff and Cardiff Heliport**.

Key occupiers in the area include **Speedy Hire, Jewson, Travis Perkins, Bad Wolf, Keyline Builders Merchants, Greggs, Toolstation, and Princes Drinks**.

The Estate benefits from excellent road access being in close proximity to the A4232 and A48 - connecting to both the City Centre, Cardiff Bay and also the M4 - East and West.

## Description

The mid terraced portal framed warehouse benefits from dual access, with pedestrian and roller shutter door. Internally the warehouse is open plan with lighting and there is a reception/office with toilet and kitchen. There is a mezzanine above the office for storage. The property is alarmed and has CCTV fitted.

## Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

**Ground Floor = 1,743 sq.ft. | 161.95 sq.m.**

## Car Parking

There are 3 designated parking spaces within the secure parking area with a further space in front of the shutter.

## VAT

All figures quoted are exclusive of V.A.T. where applicable.

## Costs

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

## Rates

The Rateable Value of the property is as follows:

**2026/27 based on UBR multiplier of £0.502p**  
**Rateable Value = £12,750 | Rates Payable = £6,400**

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

## Tenure

The property is available on a full repairing and insuring lease for a term to be agreed.

## Rent

**£16,500 plus VAT per annum**

## Energy Performance Certificate

C72



## What3Words

[filed.bride.email](https://www.what3words.com/?w3w=filed.bride.email)



Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

## CONTACT

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