

TO LET

UNIT 15b MOY ROAD INDUSTRIAL CENTRE TAFFS WELL, CARDIFF, CF15 7QR

Secure Workshop/Distribution Unit

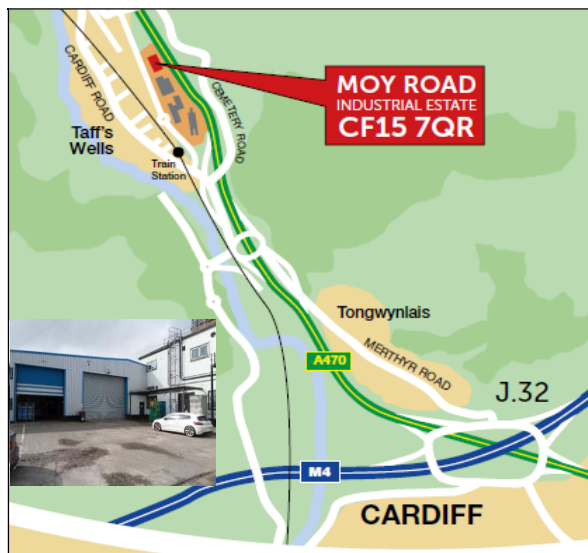


- Mid-Terraced Unit Of 11,428 sq. ft. (1,062 Sq.M.)
 - Within Secure Fenced Estate
 - Popular Established Business Location
 - Close Proximity To A470 & Junction 32 Of M4

Location (CF15 7QR)

The property is situated on the Moy Road Industrial Centre at Taffs Well, Cardiff, strategically located circa 1½ miles from J.32 of the M4 at Coryton and adjacent to the A470 dual-carriageway.

Access to the estate is via the Gwaelod-Y-Garth roundabout off the A470 and following the road towards Taffs Well railway station. Nearby occupiers include Mon Motors, PHS Healthcare, & Allied Aerosystems Ltd.



Moy Road Industrial Centre

The Moy Road Industrial Centre is a popular business location with excellent road links to the local and national road network.

Description

The Moy Road Industrial Centre benefits from being within a secure fenced environment. Unit 15b comprises a mid-terrace unit which also benefits from the following:

- Steel portal frame construction;
- Mono-pitched roof;
- Min. eaves 3.90 m. rising to 6.10m.;
- Good natural light;
- 6.25m.(w) roller shutter door
- 2 storey offices + wc. facilities
- Additional car parking available.

Accommodation (Gross Internal Areas)

	Sq.M.	Sq.Ft.
TOTAL GIA	1,062	11,428
<i>Inc.</i>		
GF Offices/Ancillary	42	449
FF Offices	49	526

Car Parking

The property benefits from 10 allocated car parking spaces.

Mains Services

The property benefits from the provision of mains services, including 3x phase electricity.

SUBJECT TO CONTRACT

JULY 2024

On Site Security

All tenants on the estate also benefit from an on-site security guard between 7am. and 4pm. on weekdays.

Estate Service Charge

All Tenants are responsible for paying a fair proportion of the Estate Service Charge.



Ratable Value (2023)

The property previously had a ratable value of £36,500 prior to its removal from the rating list.

To be re-assessed.

Energy Performance Certificate (EPC)

The building has an EPC assessment of 74 which is within band C.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Quoting Rent

£65,000 pa.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

VAT

All figures quoted are exclusive of VAT.

Viewing

For further information or to arrange an inspection please contact the sole agents:



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