

TO LET

UNIT 19 MOY ROAD INDUSTRIAL CENTRE, TAFFS WELL, CARDIFF, CF15 7QR

Modern Detached Workshop



- **Modern Detached Workshop of 2,821sq.ft. (262 sq. m.)**
 - **Within Fenced Estate**
 - **Popular 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. It is also close to the new Transport For Wales Metro Link depot.

Access to the estate is via the Gwaelod-Y-Garth roundabout off the A470 and following the road towards Taffs Well railway station. Other occupiers on the estate include 'Allied Aerospace', 'Mon Motors/Ford Parts Plus' and 'PHS Healthcare'.



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 19 comprises a modern detached workshop situated opposite 'Ford Parts Plus' to the rear of the estate. The unit also benefits from the following:

- Steel portal frame construction;
- High bay warehouse LED lighting;
- Roller shutter door – 5.0m. x 3.7m.;
- Office + wc. facilities;
- Front loading;
- Approx. 6x. car park spaces.

Accommodation (Gross Internal Areas)

	Sq.M.	Sq.Ft.
TOTAL GIA	262	2,821
<i>Inc. office/ancillary</i>	<i>24</i>	<i>264</i>

Mains Services

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

SUBJECT TO CONTRACT

Estate Service Charge

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



Energy Performance Certificate (EPC)

The building has a EPC rating of 78 which is within Band D.

Rateable Value (2026)

Rateable Value (2026) - £19,250
 Business Rates Payable (2026/27) - £9,664 pa.

Terms

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

Quoting Rent

£22,500 per annum exclusive.

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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