

TO LET

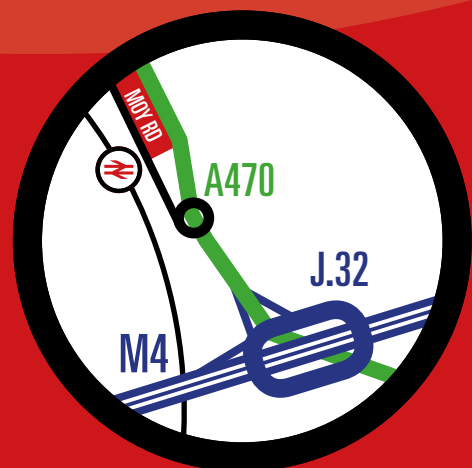
15C MOY ROAD INDUSTRIAL CENTRE

TAFFS WELL • CARDIFF



Storage & Distribution Unit

- Warehouse measuring 1,384 sq m (14,900 sq ft)
- Additional mezzanine storage of 182 sq m (1,961 sq ft)
- Secure fenced yard of 0.15 acres
- Close proximity to A470 and Junction 32 of the M4
- Available immediately



MOY ROAD INDUSTRIAL CENTRE

LOCATION (CF15 7QR)

The property is situated on the Moy Road Industrial Centre at Taffs Well, Cardiff, strategically located circa 1 1/2 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 Royal Mail, Rhys Davies Logistics, Phoenix Healthcare Distribution and South Wales Police.

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 15c comprises a modern end of terrace unit which also benefits from the following:

- Steel portal frame construction
- Min. eaves 5.5 m.
- Sodium lighting
- 4.5m. (w) roller shutter door
- Single office + wc. facilities
- Secure fenced yard of 0.15 acres
- Additional car parking

ACCOMMODATION

(Gross Internal Area)	Sq.m.	Sq.ft.
Main Warehouse	1,124	12,104
Office/ancillary	260	2797
Total	1,384	14,900

Additional mezzanine storage available measuring 182 sq m (1,961 sq ft).

Measured in accordance with RICS Property Measurement.

MAINS SERVICES

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of D (91). Certificate available upon request.

TERMS

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

ON-SITE SECURITY

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

QUOTING RENT

£73,755 per annum (£4.95 per sq ft)

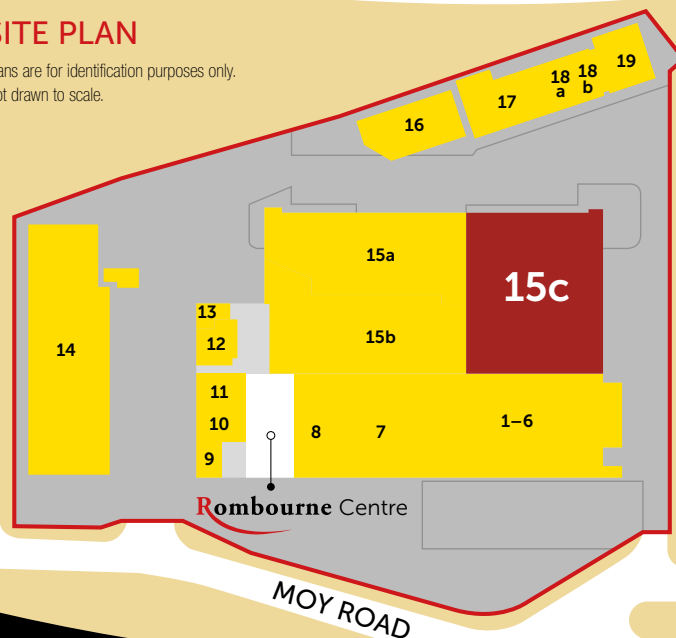
SERVICE CHARGE

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



SITE PLAN

Plans are for identification purposes only.
Not drawn to scale.



VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party are to be responsible for their own legal costs.

VIEWING

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

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