

TO LET

Modern Industrial/Warehouse Unit



Tremorfa Industrial Estate, Darby Road, Cardiff, **CF24 5SB**

-
- Self contained unit with roller shutter doors access
 - Ample parking provision
 - In situ 5 tonne gantry crane

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Location:

Tremorfa Industrial Estate is located on Darby Road, accessed via Rover Way. The property is located approximately 2 miles east of Cardiff city centre. Rover Way provides access east to the M4 via the A48 (M) which links with J29 and west to J33 via the A4232 dual carriageway.

Description:

The unit is of steel portal frame construction with brick and block work lower elevations to approximately 2 metres and profiled steel clad upper elevations, supporting a pitched roof covering. The unit has a 5 tonne gantry crane and a clear working eaves height of 7.2 metres. The unit also has wc facilities and a small ground floor office.

Externally, the unit has dedicated parking allocation with some additional communal parking and surfaced yard.

Accommodation:

Unit No	Sq M	Sq Ft	Rent
1A	373.45	4,020	£16,080

Tenure and Terms:

The unit is being offered to let on a new FRI lease for a term of years to be agreed.

Legal Costs:

Each party is to be responsible for their own legal costs incurred in the transaction.

Rates:

The 2005 Rateable Value is £18,000 and a current rates payable of £8,802 per annum.

VAT

All figures quoted are exclusive of VAT.

Viewing & Further Information:

By prior appointment with the joint letting agents: Steepholm Property Advisors or Knight Frank.

Contact:

Phil Griffiths
Steep Holm Property Advisors

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Subject to Contract August 2010