



**21,451 sq ft / 21,992.9 sq m**

## Property Highlights

- Purpose built detached warehouse unit with office
- Adjacent to A470
- Large surface yard
- Available as a whole
- Approximately 1 mile from J32 of the M4 motorway

For more information, please contact:

Rob Ladd  
+44 (0)29 2026 2254  
rob.ladd@cushwake.com

Desg Ltd  
11-13 Penhill Road  
Pontcanna  
Cardiff  
CF11 9PQ

## Description

The property comprises a single storey industrial unit with office and staff facilities and large tarmac yard.

The warehouse benefits from a large canopy to the front which affords covered loading/unloading with a clearance height of 4.67 metres. The property is constructed of steel portal frame construction with profiled steel cladding to the elevations.

Most recently the property has previously been utilised as a logistics hub benefitting from close proximity to the M4 and the A470, two of South Wales' main arterial routes.

## Location

Moy Road Industrial Estate is located adjacent to Taffs Well railway station, approximately 1 mile from Junction 32 of the M4 Motorway, via the A470 and 6 miles from Cardiff City Centre.

## Accommodation

The unit has the following gross internal area:

Description	Sq M	Sq ft
Main Warehouse	1,086.81	11,698
Canopy	783.44	8,433
Offices and staff facilities within warehouse	122.64	1,320
<b>Warehouse Total</b>	<b>1,992.89</b>	<b>21,451</b>

## Services

The warehouse benefits from ceiling mounted electric lighting, mains water, gas and drainage.

## Terms

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

## Rent

On application.

## EPC

C (62)

A copy of the Energy Performance certificate can be made available upon request.

## Service Charge

The tenants are responsible for a proportion of the service charge under which the landlord recovers the costs for providing the service and maintenance of common parts.

## Grant Assistance

The estate is located within a Category 'A' Assisted Area and therefore qualifying projects may be able to receive grant assistance.

## Legal Costs

Both parties to incur their own legal costs in any transaction.

## VAT

VAT will be charged in addition to all other costs.



## Further Information

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

Rob Ladd  
029 2026 2254  
rob.ladd@cushwake.com

March 2024

