

TO LET

Unit 19, Moy Road Industrial Estate, Taffs Well, Cardiff, CF15 7QR

Modern Detached Workshop

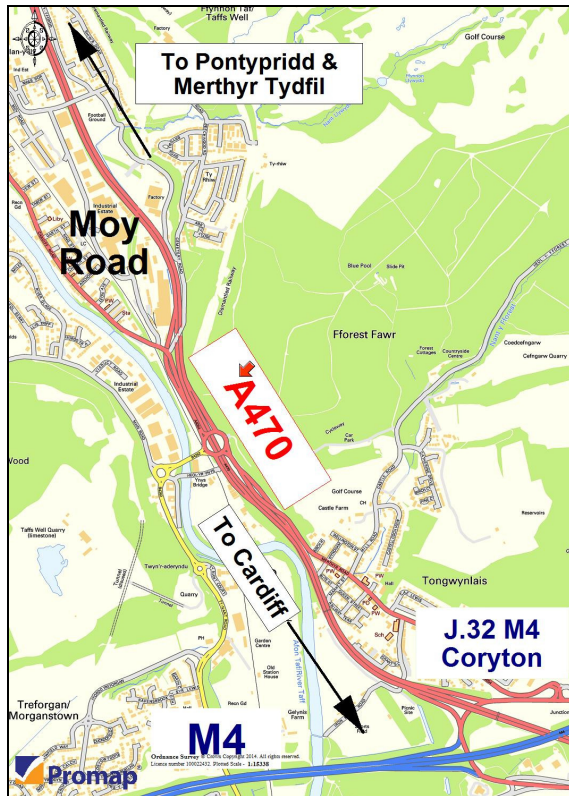


- Unit Of 246 sq.m. (2,653 sq.ft.)
- Within Secure Fenced Estate
- Close proximity to A470 & J.32 M4 motorway (Coryton)
- **Available May 2018**

Location (CF15 7QR)

The property is situated on the Moy Road Industrial Estate at Taffs Well, Cardiff, which is strategically located circa 1 ½ miles from J.32 of the M4 at Coryton. The estate is also situated 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. Proceed along the road for c. half a mile and the Moy Road Industrial Estate is situated on the right hand side.



The Estate

The Moy Road Industrial Estate is a popular business location with excellent road links to the local and national road network. Other occupiers on the estate already include Mon Motors (VW/Audi specialist), Allied Aerosystems, Brighthouse, and Boots (the chemist).

Description

The Moy Road Industrial Estate benefits from being within a secure fenced compound.

Unit 19 comprises a modern detached workshop to the rear of the entrance to the estate. The unit also benefits from the following:

- steel portal frame construction;
- sodium lighting;
- 1x. vehicular roller shutter door access;
- single office + wc. facilities;
- front loading/car park area.

Accommodation (Gross Internal Area)

	Sq.m.	Sq.ft.
Main Workshop	246	2,653
Inc.:		
Office/ancil.	21	222

Mains Services

We understand that the property benefits from the provision of mains services, including 3x phase electricity.

Terms

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

On-Site Security

In addition to being within a fenced compound all tenants on the estate also benefit from an on-site security guard between 8am. and 4pm. on weekdays.

Quoting Rent

We are currently quoting an asking rent of £14,995 pa. (c. £5.65 psf.)

Service Charge

All tenants are expected to make additional estate service charge contributions which are currently based on 50 pence psf. occupied per annum.

VAT

All figures quoted are exclusive of VAT.

Legal Costs

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

Viewing

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



Neil Francis
07766 511 983

neil.francis@knightfrank.com



Michael Bruce MRICS
07920 144 603

michael@dlpsurveyors.co.uk

SUBJECT TO CONTRACT DECEMBER 2017

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