

# Industrial/Warehouse Unit

savills

Unit D, Curran Industrial Estate, 7/8 Curran Road, Cardiff, CF10 5DF

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## TO LET

- 1,290 sq m (13,887 sq ft)
- Purpose built warehouse
- City centre location
- Short-term lease/licence available
- Roller shutter door
- Established mixed-use business location

### For Further Information:

Savills  
12 Windsor Place  
Cardiff  
CF10 3BY  
[www.savills.co.uk/offices](http://www.savills.co.uk/offices)

Contact:  
Gary Carver  
029 2036 8963  
07972 000 171  
[gcarver@savills.com](mailto:gcarver@savills.com)

## Location

The property is located on Curran Road which is in close proximity to Cardiff city centre. The property is accessed via Dumballs Road which provides direct access to the city centre and Cardiff Bay. Cardiff Central Railway Station is located just 0.4 miles to the north and provides regular local and national rail services. The property is situated within an established mixed use business location with a variety of occupiers nearby including Cardiff and Vale College, Taylor Protective Coatings, Big Yellow Self Storage, and The Depot.

## Description

The property is located on Curran Road which is in close proximity to Cardiff city centre. The property is accessed via Dumballs Road/ Curran Road. The property comprises a warehouse forming part of a terrace of warehouses built of steel portal frame construction with steel profiled cladding. The property benefits from a roller shutter door with separate door access into the ground floor office area. The property provides a mix of warehouse and ancillary space with mezzanine offices and workshop.

## Accommodation

The property has an approximate gross internal floor area of 1,290 sq. m. (13,887 sq. ft)

## Lease/Licence Terms

The property is available by way of a short term Lease/Licence for a period of up to 12 months.

## Rent

£2.00 per sq. ft. pa

## Business Rates

Rateable Value: £34,954

Rates Payable (21/22): £18,700

## EPC

To be assessed.



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## Legal Costs

Each party to bear their own legal costs.

## VAT

All figures are exclusive of VAT.

## Viewings

Strictly by appointment with Savills.

### For Further Information:

### Subject to contract

**Nov 21**

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