

Industrial/Warehouse Unit



Curran Industrial Estate, 7/8 Curran Road, Cardiff, CF10 5DF
5,994 – 26,643 sq.ft

savills.com



TO LET

- 5,994 – 26,643 sq.ft
- City Centre location
- Opportunity to combine units to create greater space
- Short-term lease/license only
- Roller shutter doors
- Established mixed-use business location

For Further Information:

Savills
12 Windsor Place
Cardiff
CF10 3BY
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Contact:
Gary Carver
029 2036 8963
07972 000 171
gcarver@savills.com

Contact:
Will Evans
029 2036 8963
07870 999 243
will.evans@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 industrial estate is located on Curran Road which is in close proximity to Cardiff city centre. The property is accessed via Dumballs Road/ Curran Road. The industrial estate is formed of terrace units built of steel portal frame construction with steel profiled cladding. The units have concrete flooring, translucent roof paneling and some benefit from yard space. The units all benefit from roller shutter doors and some units have office provision and ancillary space. Parking is available directly opposite the units

Lease/License Terms

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

EPC

To be assessed.

VAT

All figures are exclusive of VAT.

Accommodation



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Printed Scale - 1:5000. Paper Size - A4.

Legal Costs

Each party to bear their own legal costs.

Viewings

Strictly by appointment with Savills.

Unit	Size (sq.ft)	Rent (psf)	Rent (pa)	Rateable Value	Rates Payable (21/22)
A	6,812	£2.50	£17,030	£22,750	£12,171
A1	6,854	£2.00	£13,708	£15,750	£8,426
B	26,643	£2.00	£53,286	£43,500	£23,273
C	8,038	£2.00	£16,076	£15,250	£8,159
D	13,887	£2.00	£27,774	£34,750	£18,591
L	5,994	£2.00	£11,988	£14,500	£7,758

For Further Information:

Subject to contract

Dec 21

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