



# TO LET

## INDUSTRIAL PREMISES

**CF24 5EN**

**UNIT 5A, TRIDENT TRADE PARK,  
CARDIFF**

**2,902 sq m (31,242 sq ft)**

### LOCATION

Trident Trade Park is situated prominently within Ocean Park, which is Cardiff's prime business and industrial location. The estate is located approximately 1 mile south of Cardiff city centre and is close to Rover Way, which provides access to the A48(M), the arterial route to Junctions 29 and 30 of the M4 motorway. To the west is the A4232 dual carriageway which is accessed via the Eastern Bay Link Road and provides direct access to Junction 33 of the M4 motorway.

Occupiers in the area include bad Wolf Studios, Encon, Viridor, BSS and Travis Perkins.

### DESCRIPTION

The building is of steel portal frame construction, with profiled steel cladding to the elevations and pitched roof. Internally, the unit benefits from open plan warehouse space with minimum internal height of 6m.

Single storey office and ancillary accommodation is accessed via pedestrian entrance to the front.

Externally, there is car parking to the front and loading areas to the main of the unit. The estate also benefits from CCTV coverage.



**Adjacent to the  
Eastern Bay Link  
Road flyover**

**Minimum eaves 6m**

**Secure gated  
entrance**





### ACCOMMODATION

The unit comprises the following gross internal areas:

	SQ M	SQ FT
Warehouse	2,624	28,244
Office	278.53	31,242
Total	2,902	31,242

### ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating:- Band C (75).

Full copies of the EPCs are available for inspection if required.

### LEGAL COSTS

The lease shall be drafted in the Landlord's standard form, enabling early occupation if required. If the Tenant should require amendment of the Landlord's standard tenancy a charge may be administered.



### RENTAL

£180,000 per annum.

### SERVICE CHARGE

An estate service charge is payable for the maintenance and management of the estate's common parts and services.

### OTHER LEASE TERMS

The Tenant shall accept full responsibility for repairs to the property during the lease term.

A rental deposit may be required.

The Landlord will recover its costs in insuring the buildings.

### RATING ASSESSMENT

Unit 5A has a Rateable Value of £72,000 (2017 List).

### VIEWING

Contact: Heather Lawrence  
029 2072 6024  
[heather.lawrence@eu.jll.com](mailto:heather.lawrence@eu.jll.com)

Contact: Neil Francis  
029 2044 0147  
[neil.francis@knightfrank.com](mailto:neil.francis@knightfrank.com)

[www.sterlingindustrial.com](http://www.sterlingindustrial.com)

