



**STERLING  
INDUSTRIAL**

## TO LET INDUSTRIAL PREMISES

**CF24 5EN**

**UNIT 6, TRIDENT TRADE PARK,  
CARDIFF**

**1,922 sq m (20,695 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 link to Junction 33 of the M4 motorway.

Main access into Trident Park is off Ocean Way, which sees an average daily traffic flow of 20,000 vehicles. The estate also benefits from the Eastern Bay Link Road which was opened in August 2017.

### DESCRIPTION

The building is of steel portal frame construction, with profile steel cladding to the elevations and pitched roof. Internally, the unit benefits from open plan warehouse space with 5.8m internal eaves height.

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



**Adjacent to recently  
opened Eastern Bay  
Link Road flyover**

**Minimum eaves 5.8m**

**Secure gated  
entrance**





## ACCOMMODATION

The unit comprises the following gross internal areas:

	SQ FT	SQ M
Warehouse Area	20,695	1,922
Total	20,695	1,922

## RENTAL

£62,085 per annum (£3.00 per sq.ft).

## SERVICE CHARGE

An estate service charge is payable for the maintenance and management of the estate's common parts and services. The budget service charge for 2017 is £7,274

## 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. Insurance cost for 2017 year is TBC.

## RATING ASSESSMENT

Unit 6 has a Rateable Value of £112,000.

2017/18 rates liability approx £55,888.00 Interested parties should verify this information.



## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating:- Band E (104).

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.



## 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)

