

# To Let

**Unit 1A Trident Trade Park, Glass Avenue, Cardiff, CF24 5EP**

8,733 sq ft (811.32 sq m) GIA

- Adjacent to Eastern Bay Link Road
- Close to Cardiff City Centre
- Fronts Large Car Park
- Large Modern Warehouse Space
- Reception Area & Office Allocation



## Location

Trident Park (CF24 5EN) is situated prominently within Ocean Park, Cardiff's premier business and industrial location. The Estate is located approximately one mile south of Cardiff city centre and is close 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 to 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 mono pitched roof.

Internally, the unit benefits from open plan warehouse space with WC's and a small office allocation. There is a spacious reception area at present with floor to ceiling height windows. Externally, the end of terrace unit fronts Trident Trade Park and leads out directly onto the large car parking area.

The specification further includes:

- 1No. roller shutter door 5 x 5.3m
- Minimum Eaves 6m
- Maximum Eaves 8.8m
- 24 hour on-site security & CCTV

## Availability

The unit comprises of 8,733 sq ft based on GIA (Gross Internal Area)

## Lease

Property available by way of a new lease for a term of years to be agreed.

## Viewings

Strictly by appointment with the joint agents only.

## EPC

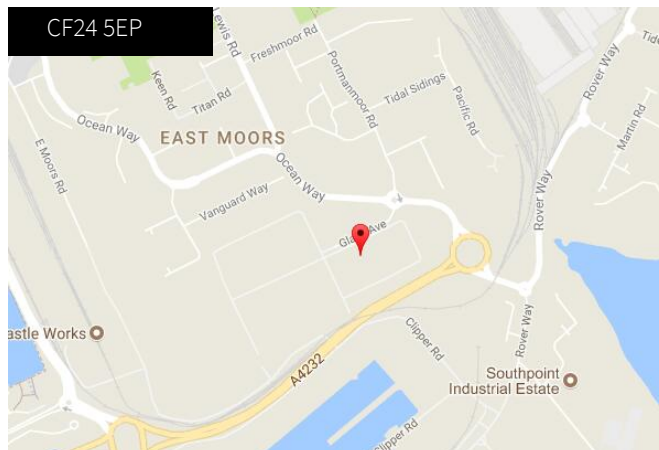
This property has been graded as 80 D.

## Rent

Available on Request

## Service Charge

An estate service charge is payable for the maintenance and management of the estate's common parts and services. Further details available on application.



## Contacts

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