Mileway

Trident Trade Park Cardiff

Available to Let Q2 2025
Warehouse
20,430 sq ft

- Estate CCTV coverage
- Good access to M4 via A48
- 5.8m eaves height
- Roller shutter

Trident Trade Park

Cardiff CF24 5EN

Description

The unit 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 to the front of the unit and loading and pedestrian access to the rear. The estate also benefits from CCTV coverage

Location

Trident Trade Park is situated prominently within Ocean Park, which is Cardiff's prime business and industrial location, approximately 1 mile south of Cardiff city centre. The Estate benefits from direct access off the Eastern Bay Link Road and the A4232 dual carriageway link to J33 of the the M4. The A4161 (Newport Road) and Rover Way also provide direct routes to the A48(M), connecting with J29 & J30 of the M4.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

Please contact:

Mileway
Grace Shackell
walesandsouthwest@mileway.com
0292 168 0815

Knight Frank
Neil Francis
neil.francis@knightfrank.com
07766 511 983

Knight Frank
Emily Wilson
Emily.Wilson@knightfrank.com
07977 072 902

Emanual Jones
Rhys Williams
Rhys@emanuel-jones.co.uk
07879 339 280

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 6 (Coming Soon)	Warehouse	20,430		£11,910 PCM
Total		20,430		

Mileway