

## TO LET LARGE WAREHOUSE & YARD

(Currently used as a Bus Depot)

Building D Moy Road, Taffs Well  
Cardiff, CF15 7QR



### Contact

Tim Richards – 07917 032674  
tim.richards@rapleys.com

James Hutton – 07747 494410  
james.hutton@rapleys.com

## Location

The property is situated on the Moy Road Industrial Centre at Taffs Well, Cardiff, strategically located circa 1½ miles from J.32 of the M4 at Coryton and adjacent to the A470 dual-carriageway. The Moy Road Industrial Centre is a popular business location with excellent road links to the local and national road network.

Access to the estate is via the Gwaelod-Y-Garth roundabout off the A470 and following the road towards Taffs Well railway station. Nearby occupiers include Amey, PHS Healthcare and Delyn Warehousing.

## Description

The detached portal framed warehouse is situated within a self-contained palisade fenced area at the southern end of Moy Road. The warehouse is split into two bays and has the following specification:

- Lighting
- Office area with boardrooms and kitchen
- Male and female W/Cs
- 4 roller shutter access doors – 5m height, 6.5m width
- Minimum eaves of 6.5m, 10m apex

On the entrance to warehouse there is customer car parking and loading, with an additional yard to the rear of the unit. Within the front yard is a canopy adjoining the neighbouring Amey unit that has a right of way for access.

## Energy Performance Rating

Energy Performance Asset Rating – C59

## Tenure

Leasehold

## Terms

A sub-lease of the property is available by negotiation.

Rental offers in the region of £125,059 per annum.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

- High bay warehouse
- Vehicle wash
- Fuel tank
- Enclosed rear yard



Large warehouse

### Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Warehouse Bay 1 (inc office)	1,918.84	20,646
Warehouse Bay 2	161.25	1,735
<b>Total</b>	<b>2,080.09</b>	<b>22,381</b>
	Hectare	Acre
<b>Total Site Area</b>	0.343	0.85

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

### Rating

We are advised that the Rateable Value for the property is £96,500.

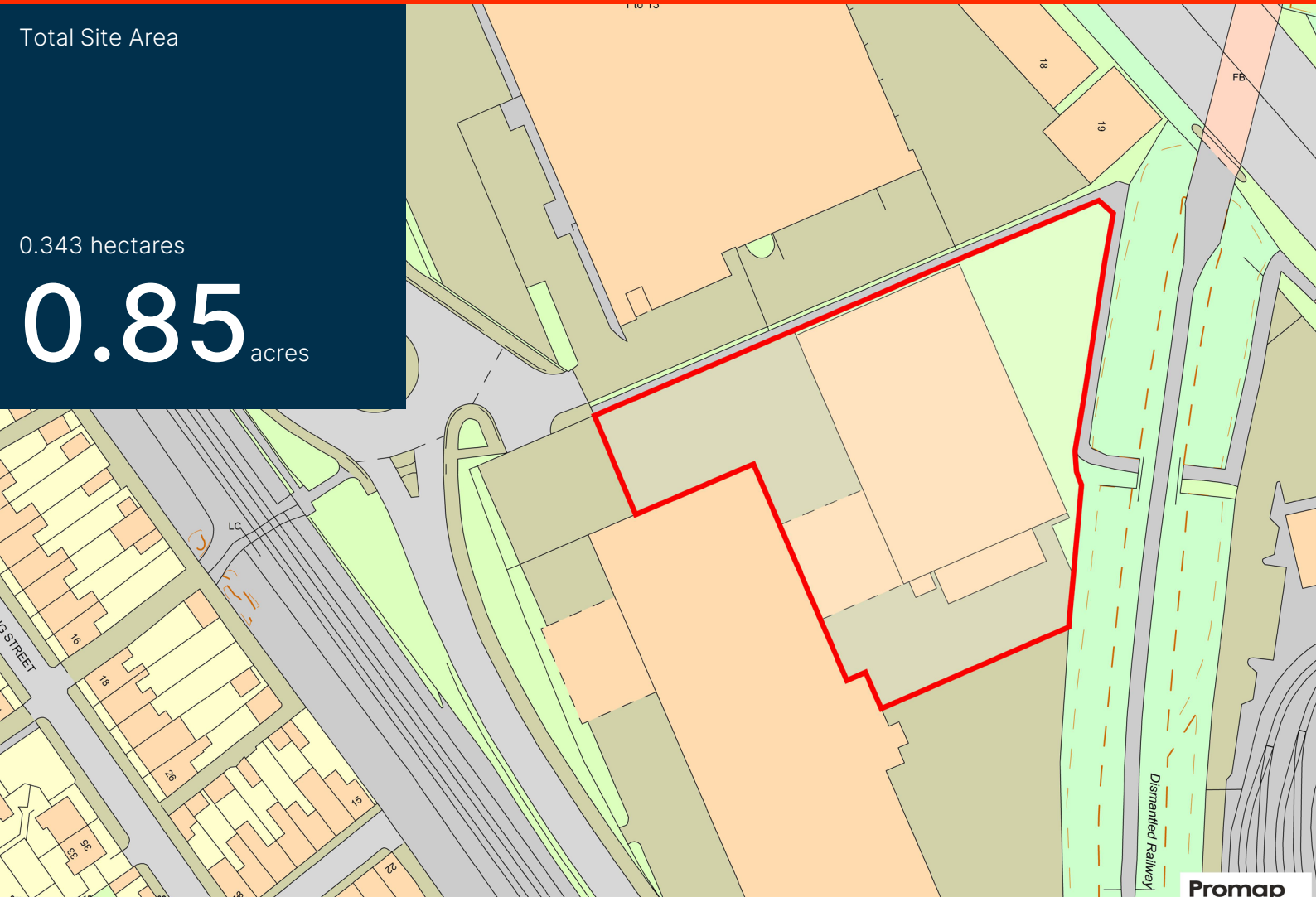
The UBR for 2024/25 is 54.6p in the £.

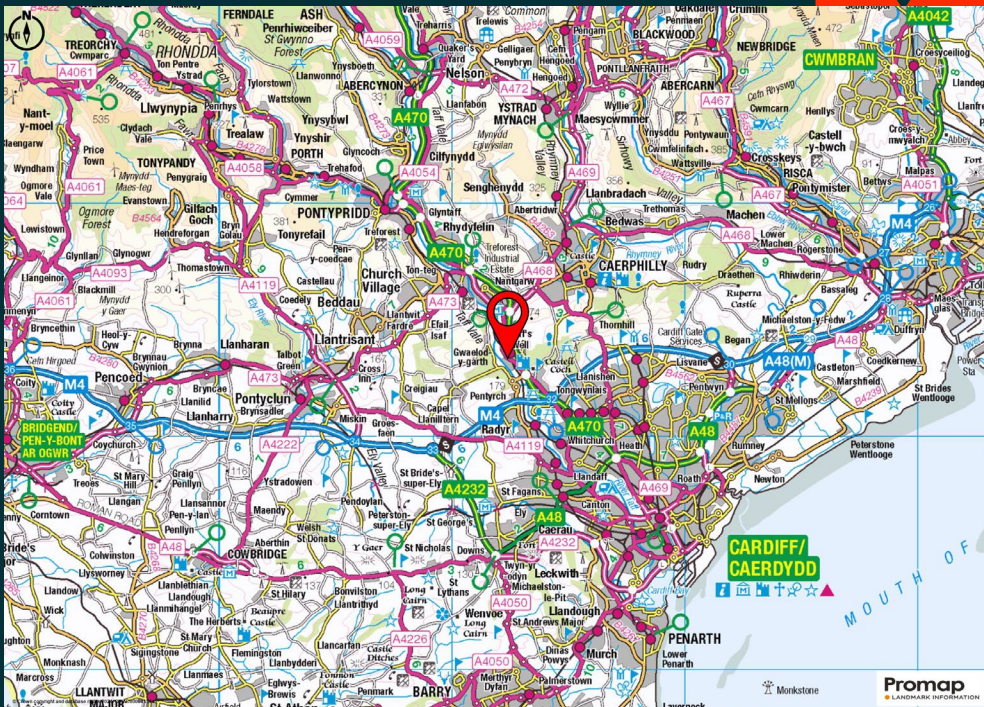
Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

### Viewing

Strictly via the sole letting agent only.





For further details contact:  
Tim Richards – 07917 032674  
tim.richards@rapleys.com  
James Hutton – 07747 494410  
james.hutton@rapleys.com

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales.  
Registration No: OC308311. Registered Office at Unit 3a, Incubator One, Alconbury Weald, Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.  
Any maps are for identification purposes only and should not be relied upon for accuracy.  
Crown Copyright and database rights 2018 Licence No. 100004619.  
Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in September 2024.

rapleys.com  
0370 777 6292

**RAPLEYS**