

High specification new build warehouse unit

Axis 32

Longwood Drive J32 Cardiff



Axis 32 • Longwood Drive • Junction 32 • Cardiff • CF14 7ZB

36,704 sq ft on 2.4 acres

A development by

LONDONMETRIC
PROPERTY PLC 

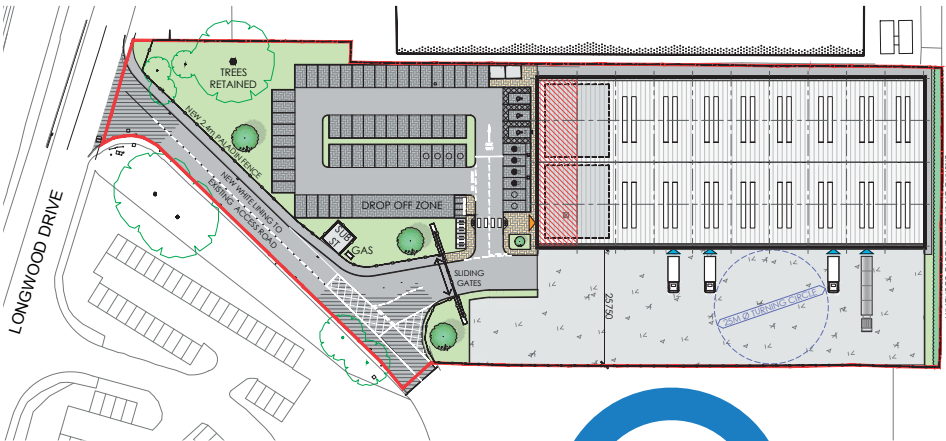
Axis 32

Location

Axis 32 is situated within an excellent strategic location adjacent to Junction 32 of the M4 Motorway which is approximately 4 miles to the north of Cardiff City Centre. Newport is 9 miles to the east and Swansea is 39 miles to the west. To the north the Heads of the Valleys Road and Merthyr Tydfil (20 miles away) are accessed via the A470 dual carriageway.

The site is accessed via Longwood Drive and amenities for staff can be found in the nearby Asda Supermarket, McDonalds, Starbucks and The Village Hotel.

The property is adjacent to Cardiff Edge Business Park and corporate occupiers in close proximity include; GE Healthcare, Cytiva, BT, and CCS McLays. The area benefits from good public transport connections with a number of bus routes operating throughout the day. The site is 0.5 miles from Radyr Train Station which is on the Valleys and City Line providing direct access to Cardiff Central and beyond.



Plans are for identification purposes only.

4
miles from
City centre



Specification

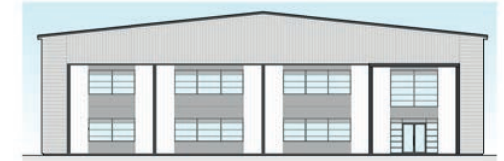
The warehouse / industrial unit will be built to a high specification with with BREAAm Excellent Rating and a 9m clear internal height. There will be Grade A open plan office accommodation to the first floor and clear open space at ground floor level providing flexibility for future fit-out.

Externally there will be a dedicated secure service yard and loading area with separate car parking for 64 cars.

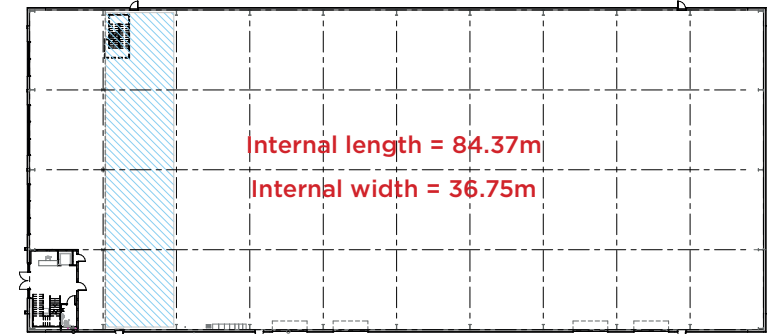
64
car parking
spaces

Axis 32

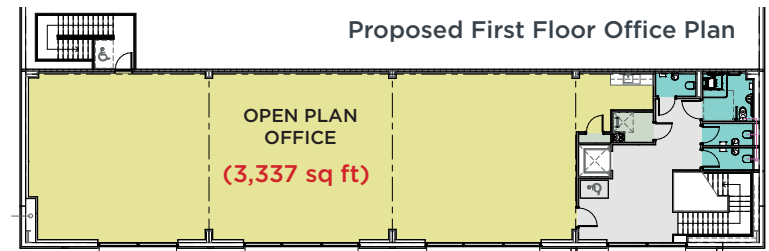
Plans are for identification purposes only. Not drawn to scale.



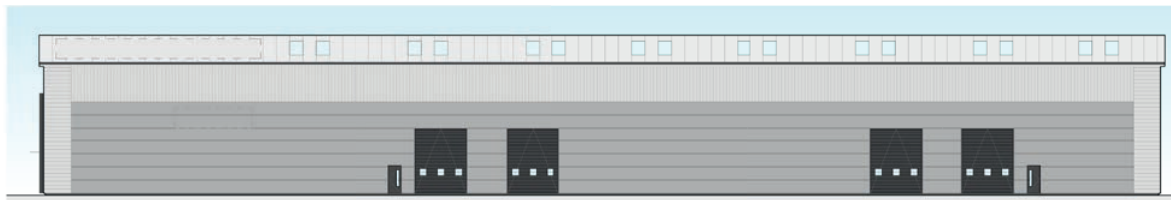
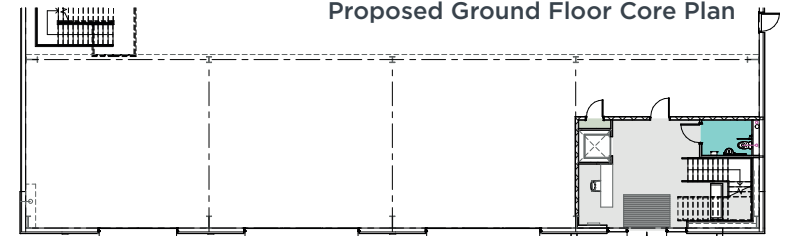
Proposed Ground Floor Plan



Proposed First Floor Office Plan



Proposed Ground Floor Core Plan



Proposed Elevation

Warehouse

- 9m clear internal height
- 50 kN sq m floor loading
- 4 level access loading doors
- 3 phase power

Office

- First floor open plan office accommodation
- Suspended ceilings with LED lighting
- Raised access floors
- Comfort cooling and heating
- Kitchenette facility
- Passenger lift
- Ground & first floor WCs

External

- Securely fenced yard
- Security lighting - office car park / service yard
- Dedicated parking and loading areas
- Electric vehicle charging

Services

All mains services will be available.

Terms

Available on a new Full Repairing and Insuring Lease for a minimum of 10 years.

High specification new build warehouse unit



Rent

On application.

Warranties

The Landlord will provide contractor warranties and product guarantees upon lease completion.

Planning

Planning consent will be for light industrial, manufacturing and warehouse / distribution (B1(C), B2 and B8)

Energy Performance Certificate

An EPC will be available upon completion and the unit is expected to be 'A' rated.

BREEAM Rating

The unit will be built to achieve a BREEAM Excellent rating.

Viewing

Please contact the sole agents.

CGI images are for illustrative purposes

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