



Cubex

NEW INDUSTRIAL & LOGISTICS FACILITY  
67,000 SQ FT TO LET (6,224 SQ M)  
CARDIFF'S ONLY SPECULATIVE DEVELOPMENT.

Cubex67

NEWLANDS ROAD | CARDIFF | CF3 2EU

# Cubex67

A new 67,000 sq ft (6,224 sq m) industrial logistics facility situated in a prominent roadside location **3** miles to the east of Cardiff city centre and in close proximity to the A48 and M4 Motorway. Cubex 67 will provide the Only Grade A space over 50,000 sq ft in Cardiff



3 miles to A48 and  
6 miles to M4



1.5m Cardiff capital  
region population with  
78.4% of the population  
at working age



1MVA available with  
a further 2.75MVA  
of existing headroom  
in the Grid network



Targeting BREEAM  
Excellent and EPC  
A rating



Close to transport links  
including the Freightliner  
terminal, Cardiff  
Port and the National  
Motorway network

# LOCATION

The site is located 3 miles east of Cardiff City Centre, within close proximity to the A48M. Travelling eastbound on the A48M from the subject site provides access to the M4 at Junction 29 (the primary junction serving Cardiff from Newport and Bristol to the east), and Junction 30, Cardiff Gate. The Cardiff Freightliner Terminal is located 100 metres to the north east and provides daily rail services to Southampton and Daventry.

Plans have also been approved for a new railway station: Cardiff Parkway. Developers estimate the station will accommodate 800,000 passengers a year, with eight trains an hour to Cardiff and Newport, as well as direct mainline journeys to London, north Wales, Manchester and Bristol.

## TRAVEL DISTANCES

	Distance
Cardiff Freightliner Terminal	100 m
A48	3 miles
Cardiff Parkway Station	3 miles
Cardiff (City)	3 miles
Cardiff Docks	4 miles
A48(M)	6 miles
M4 (Junction 30)	6 miles

## TRAVEL TIMES

Bristol (City)	56 mins by car
Bristol (Airport)	1 hr 6 mins by car

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# SITUATION

The site is situated on Newlands Road, accessed via Wentloog Avenue. The micro-location has become one of the premier industrial and logistics locations serving Cardiff and the wider South Wales market.



Cardiff Capital Region population of 1.5 million



Cardiff central population of 485,000



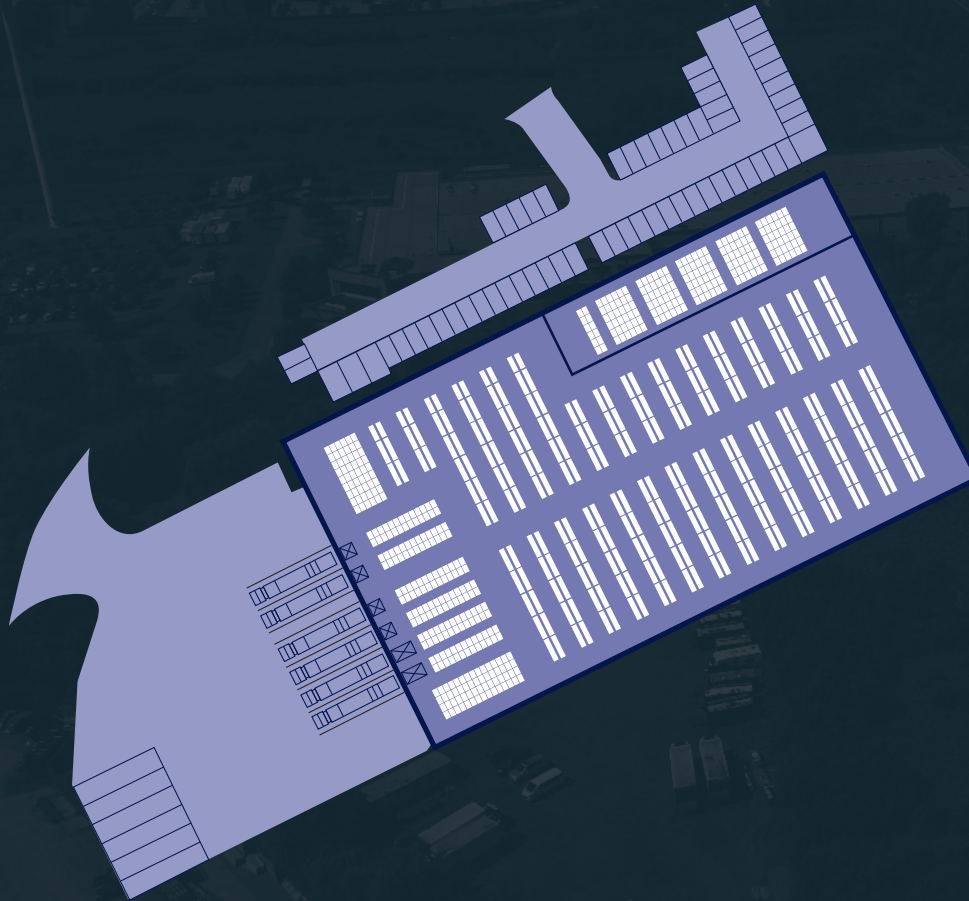
78.4% of the Cardiff population are of working age



Average gross weekly pay in Cardiff is 4.3% below the UK average



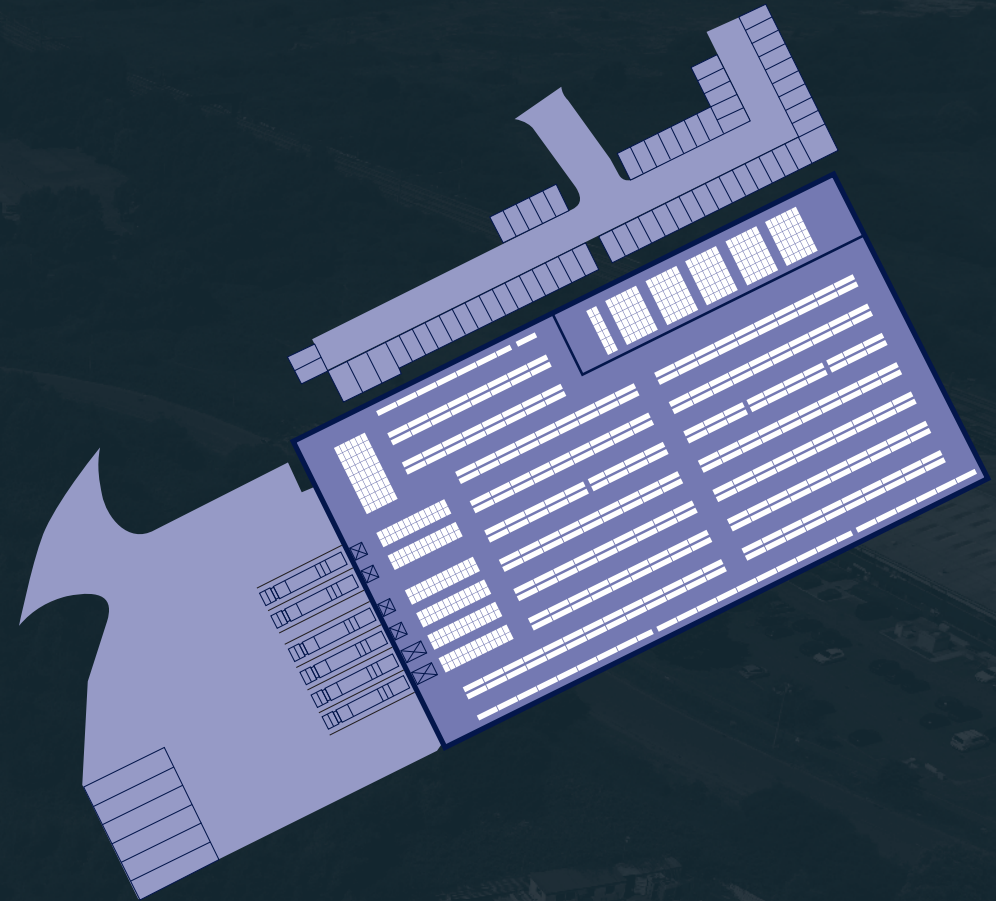
# INDICATIVE RACKING LAYOUT



## LAYOUT 1

VERTICAL AISLE RACKING

NUMBER OF UN-RACKED PALLET SPACES ON SLAB	456
NUMBER OF RACKS SPACES IN PLAN	768
<b>TOTAL PALLETS</b> (Based on 6 racks @ 2m)	<b>4,296</b>



## LAYOUT 2

HORIZONTAL AISLE RACKING

NUMBER OF UN-RACKED PALLET SPACES ON SLAB	396
NUMBER OF RACKS SPACES IN PLAN	1,008
<b>TOTAL PALLETS</b> (Based on 6 racks @ 2m)	<b>5,436</b>

Racking layout and numbers are indicative. Final warehouse racking capacity subject to specialist design.

# SCHEME DESIGN



**GROSS SITE ACREAGE: 4.5  
ACRES / SITE DENSITY: 35%**

Accommodation	Area SQ FT	Area SQ M
Warehouse	5,602 Sq m	60,300 Sq ft
Mezzanine office	622 Sq m	6,700 Sq ft
<b>Total</b>	<b>6,224 Sq m</b>	<b>67,000 Sq ft</b>



# DESCRIPTION / ESG

## WAREHOUSE



10m clear  
internal heights



50 KN sq m  
floor loading



Target EPC A



Target BREEAM  
Excellent



15%  
roof light

## EXTERNAL



Secure  
site



Designated  
car parking



Electric vehicle  
charging points  
20%



Covered  
cycle shelter



24-hour  
access



Significant  
green planting

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[www.cubex-land.com](http://www.cubex-land.com)



what3words

[report.sculpture.press](https://report.sculpture.press)

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