

TO LET.



UNIT 8
SERVICE GRAPHICS

Knight Frank
TO LET
Warehouse with Office
3,580 sq ft Plus Mezzanine
029 2049 2492
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DESIGN

EVERYTHING
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& DESIGN

Unit 8, Quay Point, Ocean Way, Cardiff, CF24 5HF.
Trade Counter Unit with Mezzanine.
3,580 sq ft (332.54 sq m).

Location.

Quay Point is situated within Ocean Park, an established business and commercial location to the South of Cardiff City Centre and is accessed via Ocean Way.

Junction 33 of the M4 Motorway can be accessed via the A4232 to the west and Junction 29 and 30 via the A48 to the East.

Occupiers within the area include Premier Inn, Screwfix, The Electric Centre, Bad Wolf Studios, Encon Insulation, Greggs and Barnados.

Description.

End terraced trade counter / warehouse unit comprising:

- Trade counter entrance with roller shutter door over
- Two storey office accommodation
- Mezzanine
- Kitchen and WC facilities
- Air conditioning
- 3 phase power

Accommodation.

Approx. GIA	Sq M	Sq Ft
Warehouse	252.88	2,722
Ground and First Floor Office	79.71	858
Total	332.59	3,580

The unit benefits from an additional mezzanine measuring 2,020 sq ft (187.7 sq m).

Services.

We understand that all main services are available to the property.

EPC.

To be confirmed.

Terms.

The property is available on a new lease for a minimum term of 5 years.

Rent.

£30,000 per annum.

Service Charge.

A service charge is payable for the maintenance of common parts of the estate.

More information available on request.

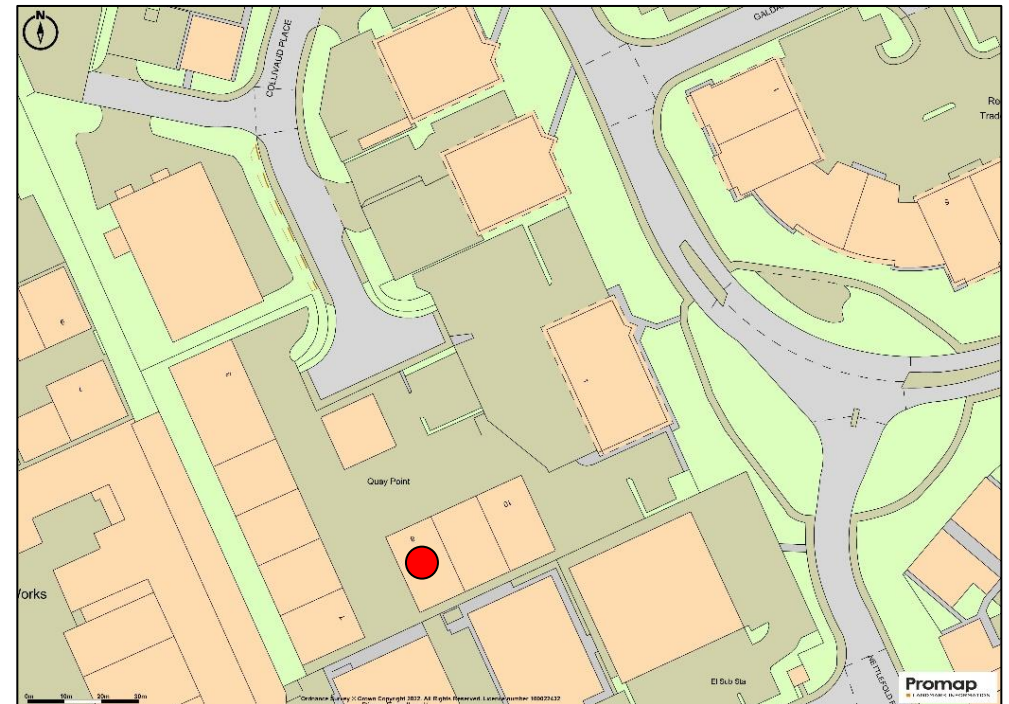
Rateable Value.

Rateable Value – £18,250

Rates Payable – £9,763.75 (2023 multiplier)

VAT.

Applicable on all costs.



Contact.

For further information, or to arrange a viewing, please contact the sole agents:



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September 2023- SUBJECT TO CONTRACT

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Particulars dated September 2023.

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