

**TO LET / FOR SALE.**



**Industrial / Warehouse Unit.**

**16,931 sq ft (1,573 sqm).**

**Unit 82, Seawall Road, Splott, Cardiff, CF24 5TH.**

## Location.

The property is located approximately 3 miles to the east of Cardiff City centre on Seawall Road, an established industrial area with excellent communications to the A48(M), the A4042 dual carriageway via Rover Way and the M4 motorway.

## Description.

The property comprises a detached industrial / warehouse of steel frame construction with profiled clad elevations and roof, a concrete floor and a minimum eaves height of 8m.

The internal space is clear of any columns and has access via a manual roller shutter door measuring 4.6m(w) x 5m(h).

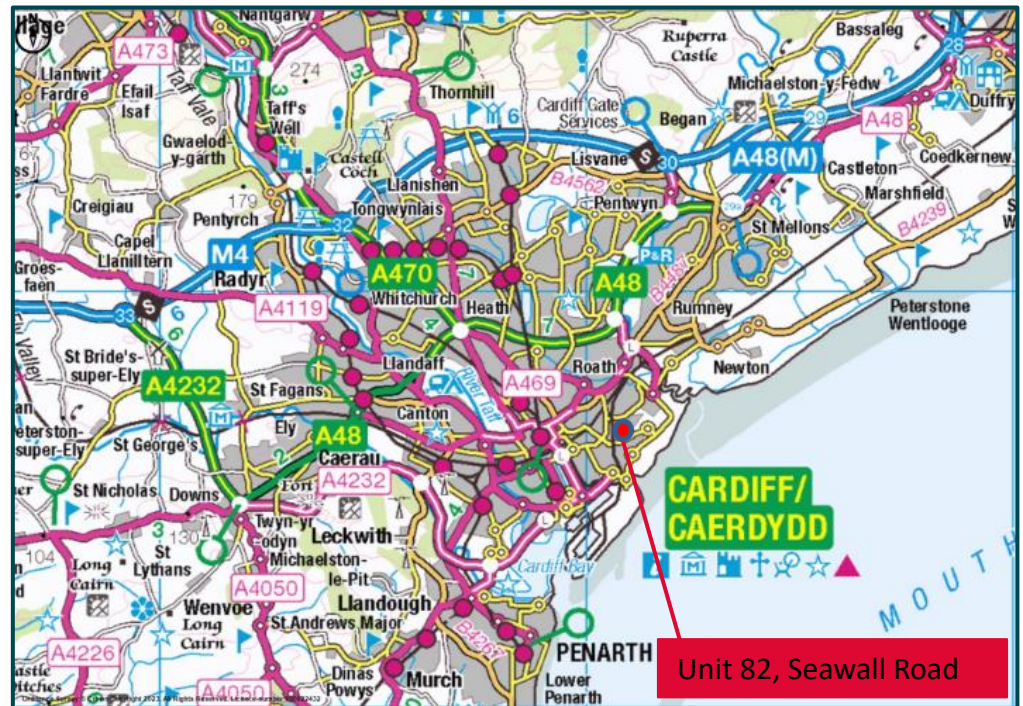
The building benefits from a front yard which is enclosed by palisade fencing. The site also has development / storage land located south east of the warehouse measuring approximately 0.5 acres. This area has it's own access via a secure gate.

Office accommodation is located to the front of the unit and is accessible via a separate pedestrian door. This area benefits from cellular space, a kitchen and toilet facilities.

## Accommodation.

Description	Sq ft	Sq m
Warehouse	15,659	1,455
Office	1,272	118
<b>Total</b>	<b>16,931</b>	<b>1,573</b>

In addition, there is a mezzanine of 3,191 sq ft.



## Services.

The property benefits from all main services, including 3 phase electricity and secure front yard. Interested parties are advised to make their own enquiries.

## Rental Terms.

The property is available on a new Full Repairing and Insuring Lease for a term to be agreed.

Alternatively, the property may be available to purchase freehold.

## Quoting Rental.

£100,000 per annum for the warehouse facility (excluding VAT)

£25,000 per annum for the yard. Available individually or combined

Sale – Price on Application



## Tenure.

The property is held freehold under title numbers WA132716 and WA37476.

## EPC.

EPC Rating of B (50). Certificate available upon request.

## Rateable Value.

£44,000 (2023 List) – rates payable of £23,540 per annum

## AML.

A successful bidder will be required to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.



# 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. Photographs dated September 2023.

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