



TO LET (MAY SELL).

Industrial / Warehouse Unit with Offices. 21,337 sq ft (1,982 sq m)

East Tyndall Street, Cardiff, CF24 5EA.

Location.

The property is on the edge of Ocean Park and benefits from roadside frontage onto East Tyndall Street. Cardiff City Centre is approximately 1 mile to the west. Junction 30 of the M4 Motorway is approximately 6.5 miles to the north east via the A48M and Junction 33 is approximately 12 miles to the north west via the A4232 PDR.

Trade counter occupiers within the area include TB Davies Ltd, Howdens Joinery, Jewsons, Tool Station, Travis Perkins and Keyline Building Materials.

Description.

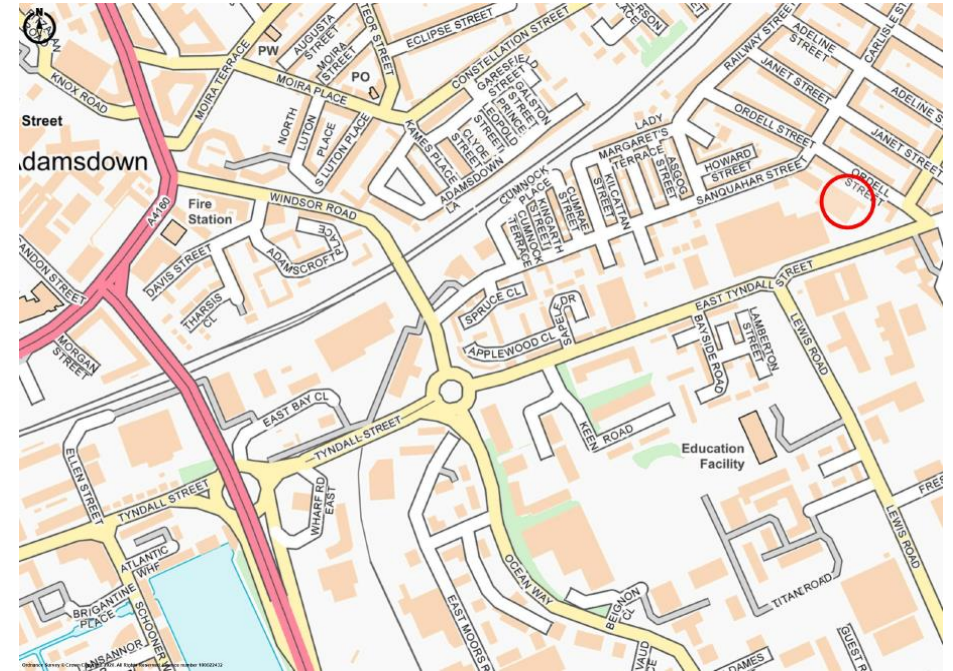
The property comprises a detached industrial / warehouse unit with two storey offices benefitting from the following:

- Minimum eaves height of 4.8m
- Two level access doors to front elevation
- One gantry crane of 3.5 tonnes
- One crane of 2.0 tonnes
- One crane of 10 tonnes
- Separate two storey office accommodation
- Dedicated car parking
- Securely fenced site

Accommodation.

Approx. GIA	Sq Ft	Sq M
Warehouse Area	18,827	1,749.07
Offices	2,015	187.12
WCs/Canteen	495	46.00
TOTAL	21,337	1,982.19

On a site of approximately 0.9 acre.



Services.

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

Terms.

The property is available on a new Full Repairing and Insuring Lease for a term to be agreed. Alternatively, a sale of the freehold with Vacant Possession will be considered.

Rental Price.

On application.

Tenure.

Freehold.

EPC.

Energy Performance Certificate Asset Rating B(49).
A copy of the certificate is available upon request.

Rateable Value.

£81,000 (2023 List).

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.

VAT.

VAT will be payable in addition.



Contact.

For further information, or to arrange a viewing, please contact the Agents Knight Frank.



Cardiff

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February 2024 - SUBJECT TO CONTRACT

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. Photographs and videos dated July 2020.

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