



FOR SALE.



1.6 acres (0.64 Hectare).

Development / Open storage site.

Lamby Way, Cardiff, CF3 2EQ.

Location.

The site is located 3 miles east of Cardiff City Centre on Lamby Way, in close proximity to Newport Road and Rover Way. The area is a popular business location serving Cardiff and the wider South Wales market.

Lamby Way is two miles south of the A48, which provides direct access to Junction 29 and 30 of the M4 motorway.

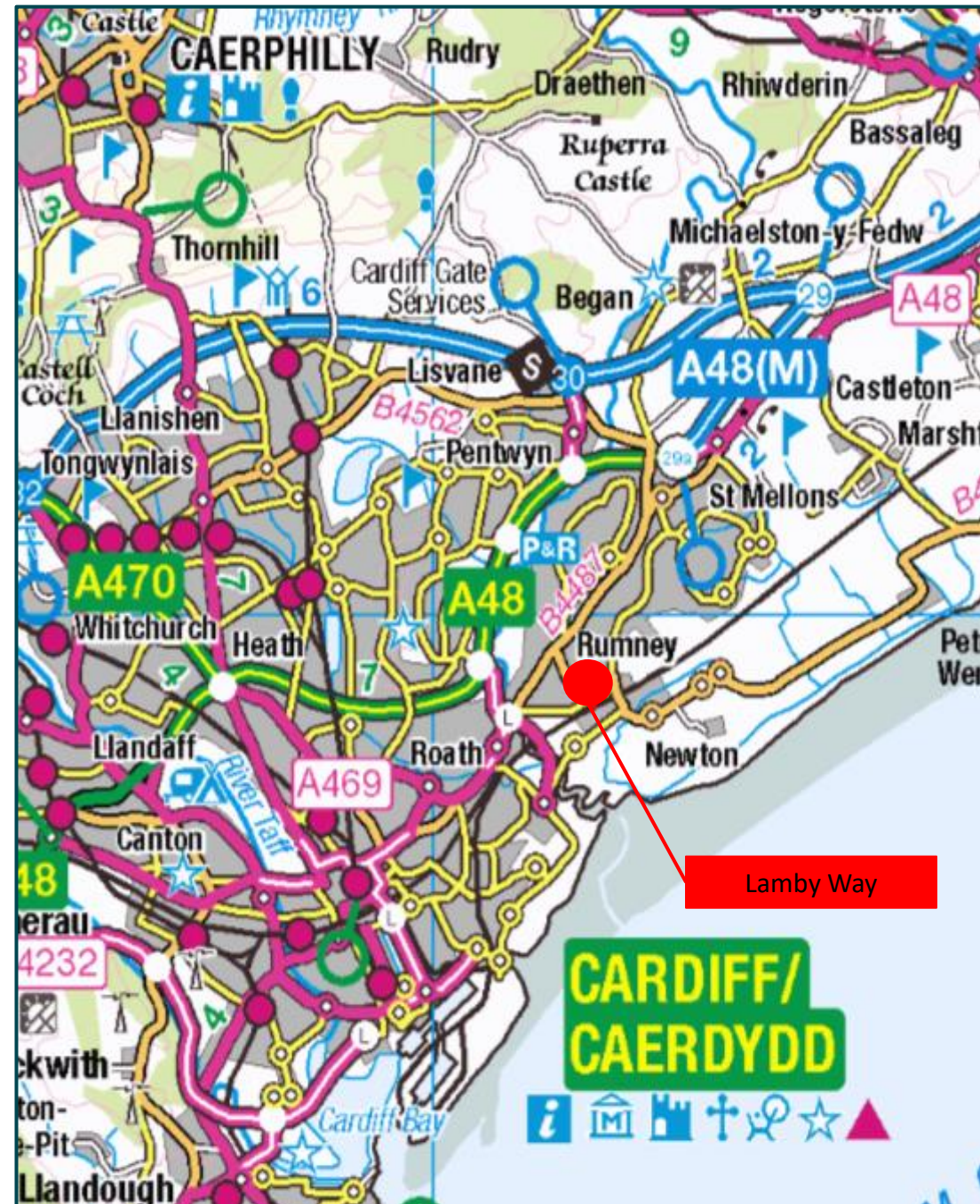
Travel Distance.

- Cardiff Freightliner Terminal – 1.8 Miles
- A48 – 2 Miles
- Cardiff Parkway Station – 4 Miles
- Cardiff (City) – 3 Miles
- Cardiff Docks – 3 Miles
- A48(M) – 5 Miles
- M4 (Junction) – 7 Miles

The Site.

Relatively level and regular shaped site with a mix of concrete and compact hardcore that is fully fenced and has power and water connections.

At present there are six tenants within the site on flexible lease arrangements producing £74,000 per annum.



Tenure.

Freehold - Title number: WA270221

Terms.

The site is available for sale with vacant possession.

Alternatively, tenants can remain in situ.

Quoting.

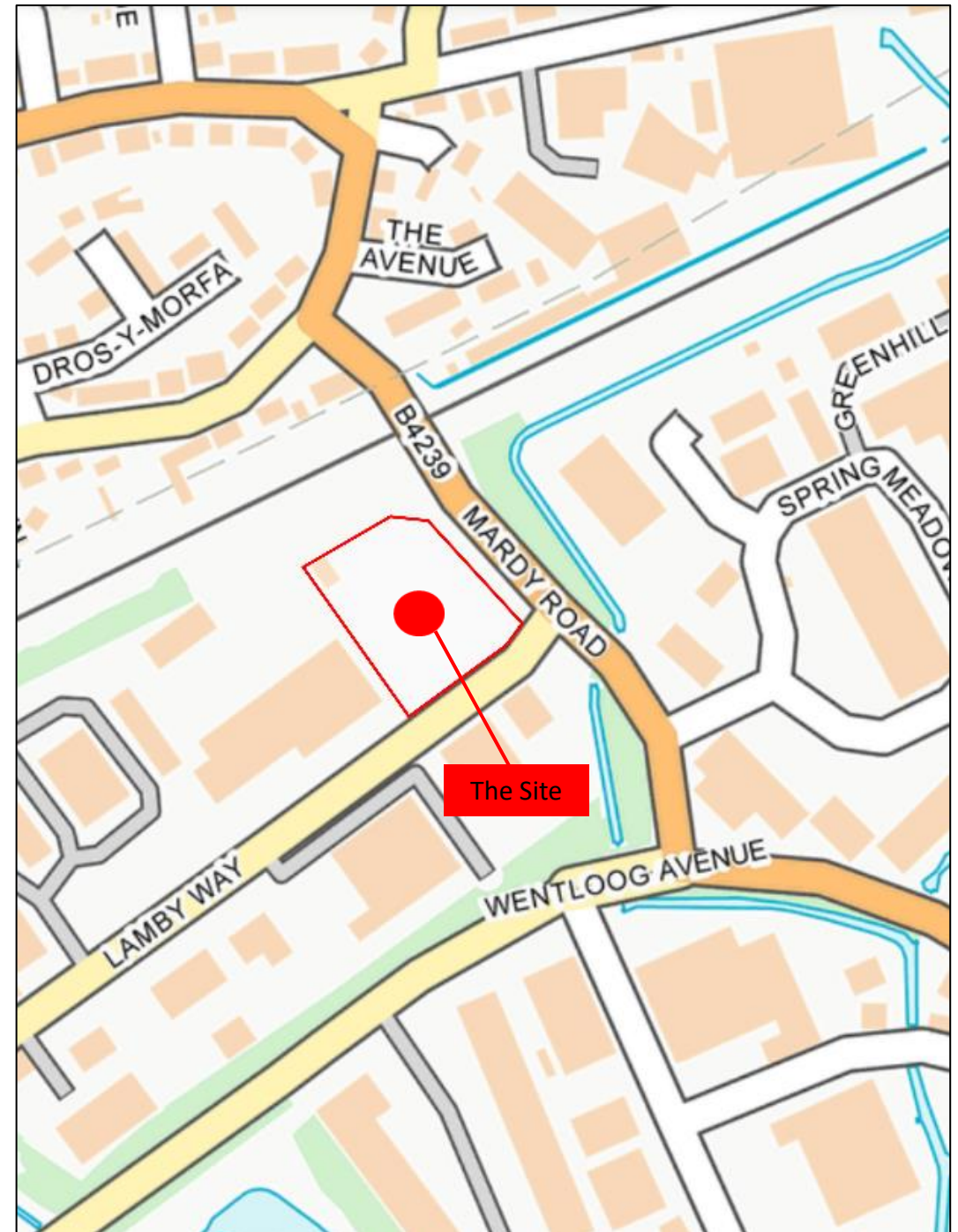
Offers in the region of £800,000.

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 on the purchase price.



Contact.

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



Cardiff

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May 2024 - SUBJECT TO CONTRACT

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Particulars dated May 2024. Photographs dated May 2024.

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