

TO LET // SITE 8

// WAREHOUSE UNIT

SIZE: 1 ACRE

PRICE: £60,000 PER ANNUM (Excl.)



**SITE 8, ROVER WAY,
PORT OF CARDIFF,
CARDIFF, CF10 4LU**

**WELL LOCATED SITE AT PORT
ENTRANCE WITH PORTAL FRAME UNIT**

OVERVIEW

Well-located site at the eastern port entrance off Rover Way. The site benefits from 2 points of access and a 1,277 sq ft industrial / workshop unit.

ACCOMMODATION

Site Area 1 Acre with a 1,277 sq ft (118.63 sq m) portal frame workshop / industrial unit.

SPECIFICATION

- Secure Port Environment - 24 hour security
- Located at Port entrance
- Regular shaped corner site with perimeter fencing
- 2 points of access
- Portal frame unit of circa 1,277 sq ft
- Min. eaves 4.7 metres
- Max. eaves 5.82 metres
- 1 No. level roller shutter door, width 3.9m, height 4.7m
- Excellent road access
- Close-proximity to Cardiff city centre and Cardiff Bay





PORT OF CARDIFF

The property is strategically situated within the heart of Cardiff Docks in Cardiff Bay, approximately 1 mile south of Cardiff city centre. The site offers the opportunity for occupiers to benefit from access east to Junction 29 (9 miles) and 30 and west to Junction 33 (11 miles) of the M4 motorway via the A4232 dual carriageway. The Port benefits from rail access and direct quayside access is available to accommodate ships of up to 35,000 dwt. In close proximity is Cardiff Bay and Cardiff city centre (1 mile north).

ENERGY PERFORMANCE CERTIFICATE

A full copy of Energy Performance Certificate can be made available upon enquiry.

ESTATE SERVICE CHARGE / BUILDINGS INSURANCE

A service charge will be payable for the estate services provided - budget to be confirmed. (Subject to VAT at the standard rate).

VIEWINGS

Viewings are strictly by appointment only. Please contact the joint Agents for further information.

RATEABLE VALUE

Occupier responsible for Business Rates - Rateable Value to be confirmed.

TERMS

The site is available by way of a new Lease - for a period to be agreed.

LEGAL COSTS

Each party responsible for their own legal and professional costs.



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