



To Let (May Sell).

Detached Industrial / Warehouse Unit.

1,748 sq m (18,820 sq ft).

Williams House, West Point Industrial Estate, Penarth Road, CF11 8JQ.

Location.

West Point Industrial Estate is strategically located for access to Cardiff city centre, 2.3 miles to the east via Penarth Road and the A4232, which is 0.5 miles from the property. The A48 provides access to Junctions 29 (east) and 33 (west) of the M4 Motorway.

The location is established industrial, distribution and commercial area with local occupiers including Porsche, Crown Decorator Centre and Tredz Bikes.

Description.

The property benefits from:

- Popular business destination in close proximity to city centre
- Minimum eaves height of 3.7m
- Detached unit
- Detached two storey floor offices
- Level access roller shutter door
- WCs
- Three phase electricity
- Yard measuring 1.1 acres

Accommodation.

Approx. GIA	Sq M	Sq Ft
Warehouse	1,315	(14,155)
Offices	433	(4,665)
TOTAL	1,758	(18,820)



Services.

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

Tenure.

Long Leasehold. 125 years from 2008 at a peppercorn rent.

The site is owned Long Leasehold under title numbers CYM435420 and CYM404270.

Terms.

Available on a new lease for a minimum of 5 years. Alternatively, a sale of the Long Leasehold will be considered.

Rent.

£100,000 per annum.

Price.

Offers in excess of £1.1 million will be considered.

EPC.

Energy Performance Rating of D(89).

A copy of the certificate is available upon request.

Rateable Value.

£66,500 (2017 list).

VAT.

Price is exclusive of VAT.



Contact.

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



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SEPTEMBER 2021 - SUBJECT TO CONTRACT

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Particulars dated September 2021. Photographs and videos dated August 2021.

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