

# Prominent Showroom.

*Unit 1B, Cardiff Trade Park, Hadfield Road,  
Cardiff, CF11 8AQ.*

**TO LET 0.29 Hectare (0.718 Acre)**

## Property Summary.

- Existing Car Showroom facility
- Roadside frontage to Hadfield Road
- Suitable for range of uses including retail & trade counter (subject to planning)
- 1,737 sq m (18,702 sq ft) showroom and workshop
- On a regular shaped site of 0.29 hectare (0.718 acre)
- Electric car charging
- Car lifting equipment
- Quoting rent of £195,000

## Location.

The property is situated fronting Hadfield Road, which is approximately two miles from Cardiff City Centre. In close proximity is the A4232 that provides direct access to Junction 33 of the M4 Motorway to the north west.

The area is an established commercial location with a mixture of occupiers including trade counter, Motor Dealerships and Cash and Carry operators.

Capital Shopping Park is in close proximity with occupiers including Asda, Marks and Spencer, Costco, DW Fitness, McDonald's and KFC.







## Description.

The property comprises a modern semi detached car dealership. The building is of steel portal frame construction, with lower elevations of brickwork and upper elevations and pitched roof of profiled steel cladding. There is extensive glazing to the showroom areas.

The showroom area is provided over two floors and includes display areas on both levels, office space, meeting rooms, toilet facilities and staff welfare.

To the rear and side of the showroom the property benefits from workshop accommodation which is accessed via two level access doors to the front elevation and one level access door to the side elevation. Ramp and lifting equipment remain in place and can be offered as part of any letting.



## Accommodation.

The building is split as per the following:

Type	SQ M	(SQ FT)
Ground Floor Showroom & Offices	453.58	(4,882)
1st Floor Showroom & Offices	471.17	(5,072)
Workshop	812.70	(8,748)

The site measures approximately 0.29 hectare (0.718 acre).

There are 56 marked car parking spaces to the front of the property.





ASDA

COSTCO  
WHOLESALE



BATLEYS

mazda



TRIUMPH

JOHNSTONE'S  
TRADE

## Services.

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

## Lease Terms.

The property is available on a new Full Repairing and Insuring Lease for a term of 10 years.

## Quoting Rental.

£195,000 per annum (excluding VAT)

## EPC.

Energy Performance Certificate Asset Rating 'D' (82).

A copy of the certificate is available upon request.

## Rateable Value.

Car Showroom & Premises – £160,000 (2017 List)

## Contact.

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

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