# **ELY BRIDGE INDUSTRIAL ESTATE**

Wroughton Place, Cardiff, CF5 4AB



# **Key Highlights**

- 4,418 to 36,945 sq ft
- For sale as a whole or in part
- 2.5 miles from Cardiff City Centre
- 25+ Car parking spaces

- Price Upon Application
- Industrial buildings suitable for manufacturing and storage and distribution
- 6 miles from Junction 33 of the M4

SAVILLS Cardiff 2 Kingsway Wales CF10 3FD



#### Location

The properties are located within Ely Bridge Industrial Estate, on the A48 which is the a main arterial road running east to west through Cardiff. The property is approximately 3 miles to the west of Cardiff City Centre and provides ease of access to Junction 33 of the within 6.0 miles, approximately 15 mins drive time. The Waun-Gron Park Railway Station is within an 8 minute walk and provides direct access in to the City Centre.

# Description

The asset comprises 5 freehold titles arranged as interconnected industrial buildings of varying age and forms of construction:

- Unit 1 Two storey corner unit providing warehouse on ground with office above and two roller shutter doors.
- Unit 2 Two storey mid-terrace unit providing warehouse on ground and office above with one roller shutter door.
- Unit 3 Single storey warehouse building with food grade internal specification and small mezzanine.
- Unit 4 Older warehouse unit at centre of asset with singular vehicle access door.
- Unit 5 Modern industrial unit fronting a secure yard suitable for larger delivery via two roller shutter doors.

#### Accommodation

The accommodation comprises the following areas split over five connected industrial units which each have separate access and can be split:

Name	sq ft	sq m	Availability
Unit 1	8,527	792.18	Available
Unit 2	8,422	782.43	Available
Unit 3	4,418	410.45	Available
Unit 4	6,618	614.83	Available
Unit 5	8,960	832.41	Available
Total	36,945	3,432.30	

# **Viewings**

By way of appointment with the sole agents Savills.

#### **Terms**

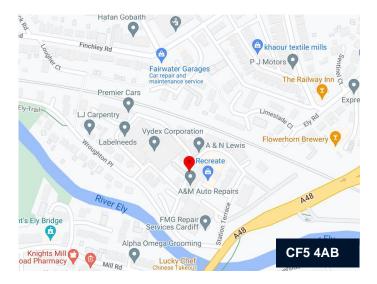
The property is available For Sale with Vacant Possession.

# **Business Rates**

**Upon Enquiry** 







### Contact

Jack Davies

Will Evans

T: 02920 368948 M:07901 853503 jack.davies@savills.com T: 02920 368962 M: 07870 999243 will.evans@savills.com

#### IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated by Agentsinsight / Generated on 10/03/2023













