

FOR SALE - INDUSTRIAL / OFFICE / TRADE COUNTER

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
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Wales CF10 3FD

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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



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