



Unit 85

Seawall Road Industrial Estate, Tremorfa, Cardiff, CF24 5TH

Detached Industrial Unit with Large Secure Yard

4,000 sq ft
(371.61 sq m)

- GIA - 4,000 sq.ft
- Incentives Available
- Minimum height of 5.8m and ridge height of 9.m
- Well positioned unit on an established trading
- 2 x Level Loading Doors

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Summary

| | |
|-----------------------|------------------------------------|
| Available Size | 4,000 sq ft |
| Rent | £5 per sq ft Rent from £5 psf |
| Business Rates | Subject to reassessment |
| Service Charge | N/A |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Property graded as E-E (120) |

Description

Unit 85 comprises a steel portal frame industrial unit with brick elevations fully clad under a pitched roof. The building has an eaves height of 7.5m and ridge height of 9m. There is a suspended ceiling with lighting throughout the warehouse, with a clear height to the underside of 5.8m.

The warehouse is a large open space accessed via 2 large roller shutter doors opening onto a loading area.

EPC- Undergoing reassessment

Location

The unit occupies a prominent location directly facing onto Seawall Road, and has a large secure yard. Seawall Road is located approximately 3 miles to the east of the City Centre and 3 miles from the A48 which provides excellent links to Junction 29 and 30 of the M4 motorway.

This is an established location with occupiers in the area including Knight Fire and Security, Pickfords, Parfitt Tyre and Celsa Steel Works.

Accommodation

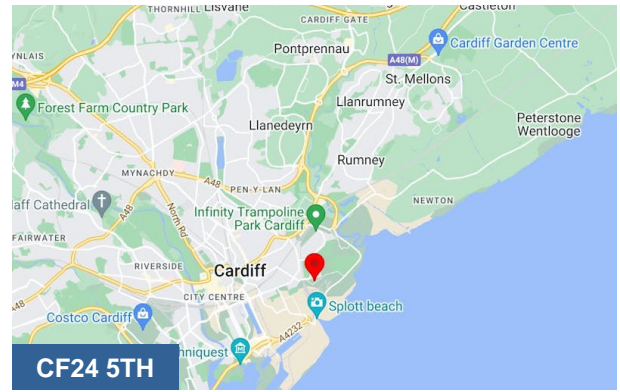
| Name | sq ft | sq m | Availability |
|------------------|---------------|-----------------|--------------|
| Unit - Warehouse | 8,000 | 743.22 | Let |
| Unit - C | 4,000 | 371.61 | Available |
| Total | 12,000 | 1,114.83 | |

Viewings

Strictly by appointment with sole agents Cooke & Arkwright.

Terms

The unit is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.



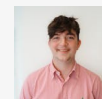
Viewing & Further Information



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