Cooke&Arkwright



Prominent Unit And Yard 455 Newport Road, Cardiff, CF24 1RQ

Prominent Unit with substantial yard Cardiff City Centre ** Incentives Available**

11,095 sq ft (1,030.76 sq m)

- Prime Warehouse: 11,095 sq.ft with large yard in Cardiff City Centre
- The property is located on the main arterial roads entering Cardiff City Centre.
- Unit with a large 0.85 acre securely fenced yard
- Minimum Eaves: 6.2 metres rising to 8 metres.
- Suitable for a range of uses Industrial / Storage / Trade Counter / Leisure and Retail

www.coark.com

To Let

Prominent Unit And Yard, 455 Newport Road, Cardiff, CF24 1RQ

Summary

Available Size	11,095 sq ft
Rent	Rent on Application
Rates Payable	£47,347.50 per annum
Rateable Value	£88,500
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (82)

Location

The property is well located on Newport Road with excellent links to Cardiff City Centre, the A48 and the M4 corridor. A well-established trade counter and commercial district of the City with neighbouring occupiers including Carpetright, Halford, Leekes and Wolseley.

Description

The property is half of a modern steel portal frame building comprising of brick and profiled steel elevations with steel sheet cladding to the roof, which incorporates translucent panels providing excellent natural light.

Internally there are offices, workshop welfare facilities and an internal steel mezzanine. There is a further detached steel framed building located within the yard which is a single skin unit with roller shutter access.

Externally a 0.85 acre secure concrete yard.

Accommodation

Name	sq ft	sq m	Availability
Ground - Warehouse	11,095	1,030.76	Available
Ground - GF Office	802	74.51	Available
Mezzanine - Mezzanine	661	61.41	Available
Total	12,558	1,166.68	

Viewings

Strictly by appointment with sole agents Cooke & Arkwright.

Terms

The terms of the lease are 15 years from 18 January 2013 on a full repairing basis. The property is held on a lease expiring on 26th August 2028. Further details available on request.







Viewing & Further Information



Rhys Price 02920 346346 rhys.price@coark.com



Max Wood 02920346336 max.wood@coark.com

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 www.coark.com

Cooke & Arkwright for themselves and for the vendor/lessor of this property whose agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Cooke & Arkwright for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Cooke & Arkwright nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated. 6. Cooke & Arkwright Limited. Generated on 11/01/2024