



## 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

# 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
<b>Total</b>	<b>12,558</b>	<b>1,166.68</b>	

## Viewings

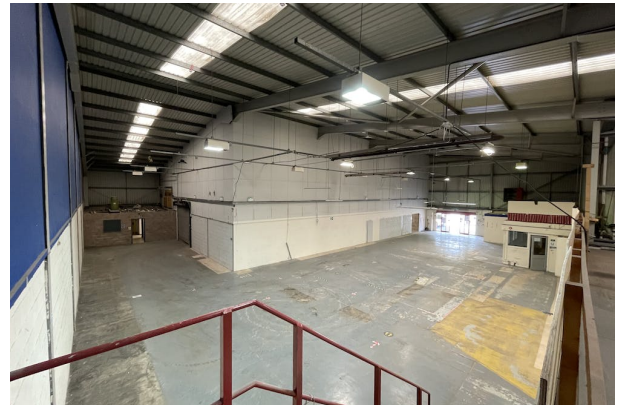
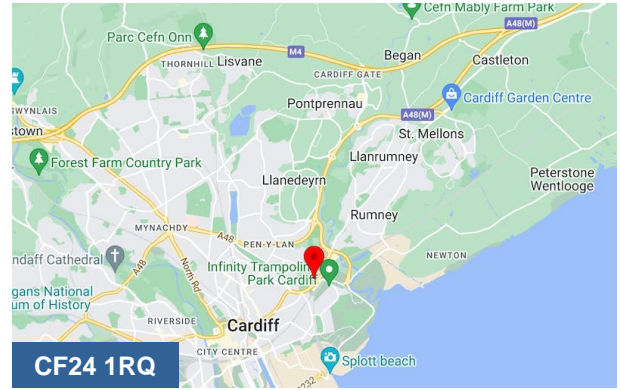
Strictly by appointment with sole agents Cooke & Arkwright.

## 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.



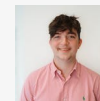
## Viewing & Further Information



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