

Commercial

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herbert r thomas

incorporating
**rawlins
& madley**

FOR SALE

Well Located Warehouse
Unit with Extensive Office
Space

19-23 Norbury Road, Fairwater, Cardiff
CF5 3AU

hrt.uk.com



19-23 Norbury Road,
Fairwater, Cardiff, CF5 3AU

Guide Price **£600,000**
Subject to Contract

Location

For Sat Nav users: Postcode CF5 3AU

Norbury Road comprises a range of commercial and residential uses.

Cardiff City Centre is within approximately 3.5 miles and the M4 Motorway (Junction 32) is within approximately 6.5 miles.

A bus stop is located on the northern exit of Norbury Road serving Cardiff City Centre. Rail stations are located within a short walking distance at Waun-gron Park (0.3 miles) and Fairwater (0.8 miles).

Description

Large industrial warehouse unit fronted by a two story office block.

The industrial unit has electric roller shutter doors and a recreation room.

The office specification includes suspended ceilings with recessed lighting (on PIR sensors), carpeted floors, perimeter trunking with power and data points and gas central heating.

Accommodation

	sq.m	sq.ft
Warehouse	989.32	10,652
Office Ground Floor	155.59	1,675
Office First Floor	155.06	1,669

Total GIA **1,300.25** **13,996**

Please note all measurements are approximate and have been undertaken on a Gross Internal Area (GIA) basis.

The warehouse has a minimum eaves height of circa 3.94 meters.

Parking to forecourt outside.

Site area approximately 0.502 acre (0.203 hectare).

Price

Offers invited based on £600,000 subject to contract. The property is offered for sale by private treaty.

Tenure/Terms

Freehold with Vacant Possession.

Anti-Money Laundering (AML) Regulations

The successful purchaser will be required to provide relevant Information to satisfy the agents AML statutory requirements when Heads of Terms are agreed.

Services

The property is connected to mains water, drainage, gas and electricity.

VAT

The Seller has not elected to charge VAT on the proceeds, but reserves the right to do so.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Rateable Value/Council Tax

Interested parties are advised to make their own enquiries with the Cardiff Council in order to verify.

2023/2024 Rateable Value is £52,000 per annum.

The business multiplier for Wales 2024/2025 is 0.562p in the pound.

EPC

EPC Rating - C-72

The Energy Performance Certificate is available on request





Viewing Arrangements

Strictly by appointment only through the sole selling agents.

Contact: Jeremy Rawlins and Max Harlow

Tel: 02922 671555

Email: jeremyrawlins@hrt.uk.com or

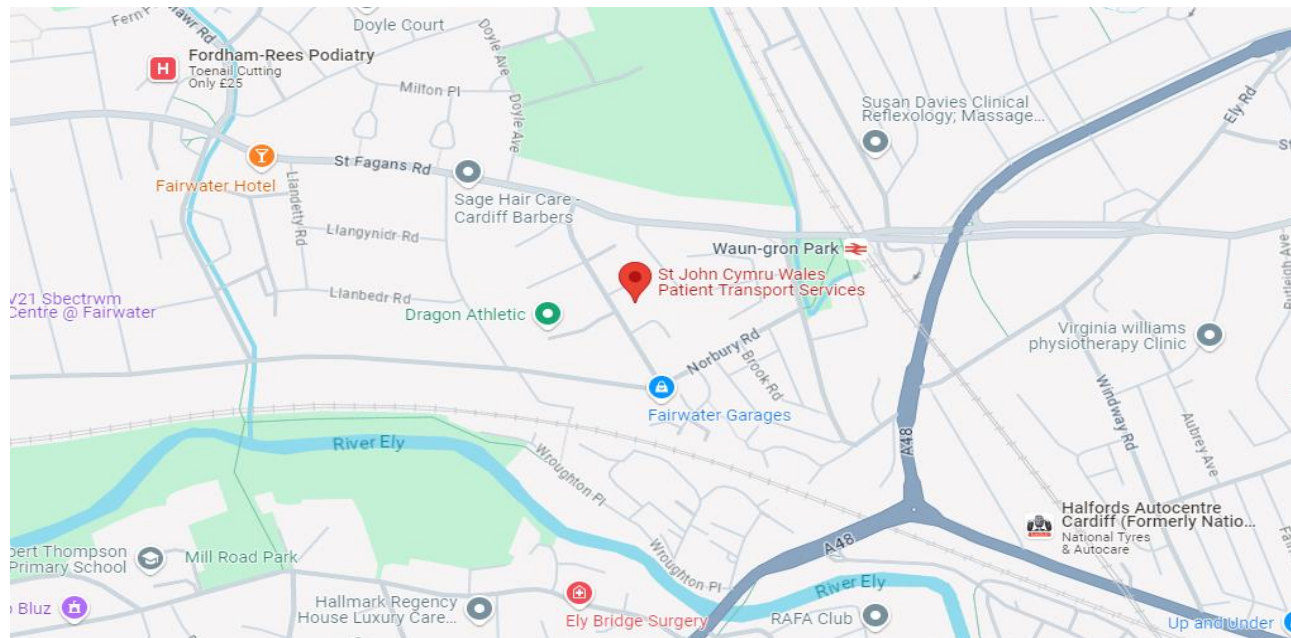
maxharlow@hrt.uk.com

hrt.uk.com

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11-12 Jellicoe Court, Atlantic Wharf,

Cardiff, CF10 4AJ

02922 671555

sales@hrt.uk.com

hrt Est. 1926



These particulars are believed to be accurate, but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.