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Homes House, Suite 9 & 10

253 Cowbridge Road West

Cardiff, CF5 5TD

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MR HOMES
SALES & LETTINGS



Argyle Way
Caerau, Cardiff
CF5 5NJ

Offers in Excess of £390,000
Freehold

Argyle Way, Caerau, Cardiff, CF5 5NJ

- FREEHOLD
- ~3,879 SQ FT PLUS MEZZANINE
- REAR YARD
- TODD ENGINEERING PAINT SPRAY BOOTH (~10-YEARS-OLD)
- REDMOUNT 4,000 KG 2 POST RAMPS X 2 (~10-YEARS-OLD)
- ~£1,500 TYRE STOCK
- SNAP ON T50 TYRE CHANGER (~7-YEARS-OLD)
- SNAP ON B2555 BALANCER (~7-YEARS-OLD)
- KARCHER HDS 10/20 HOT & COLD



MR HOMES ESTATE AGENTS LTD are delighted to represent our clients in bringing to market **FOR SALE** this **FREEHOLD** industrial unit located on the popular **Ely Distribution Centre, Argyle Way, CF5 5NJ**. The unit is **~3,879 sq ft plus mezzanine level and rear yard**. The unit is currently used as a vehicle repair centre and the current owners are looking to sell the unit **including stock, plant and machinery** suitable for the new owner to set up as a similar type of business. Ely Distribution Centre is ideally located for access to major transport links such as the A48, A4232 and the M4. The unit has a **reception area and separate WC** to the ground floor and **welfare facilities to the mezzanine level**. The unit is accessed from the roadside via three **electrically operated roller shutter doors**, there are then two additional electrically operated roller shutter doors, one providing access to the **Extension**, the other providing access to the **Rear Yard** area. The unit is also equipped with a **Todd Engineering paint spray booth** (approx. age 10-years-old, serviced 2 years ago). The current owners recently explored change of use for part of the unit for warehousing/storage (plans available on request).

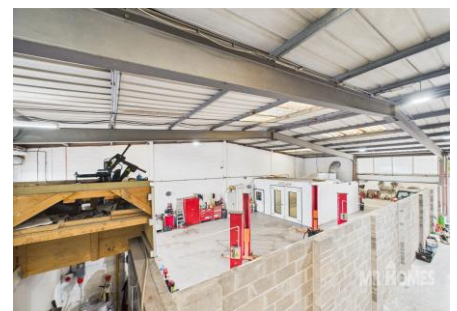
Tenure: Freehold

EPC Rating: TBC

Business Rates: TBC

Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains.

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Outside Front

Vehicular access to Main Workshop and Secondary Workshop/Warehouse/Storage area via electrically operated roller shutter doors; pedestrian access to reception area



Reception

5' 11" x 17' 0" (1.80m x 5.18m)

Accessed via uPVC DG door; Carpeted; uPVC DG door to Workshop area; solid uPVC door to WC/Welfare Facilities

Welfare Facilities (Ground Floor)

WC; sink with hot and cold water taps; hand dryer

Main Workshop

67' 10" x 31' 2" Narrowing to 14' 1" (20.66m x 9.49m)

Concrete flooring



Paint Spray Booth

22' 1" x 12' 9" (6.73m x 3.88m)

Extension

25' 2" x 30' 7" (7.66m x 9.31m)

Secondary Workshop/Warehouse/Storage

56' 4" x 15' 9" (17.16m x 4.80m)

Accessed via roller shutter door; concrete flooring; access to Rear Yard via roller shutter door



Rear Yard

26' 10" x 15' 1" (8.17m x 4.59m)

Accessed via roller shutter door from Secondary Workshop

Mezzanine

11' 10" MAX x 20' 7" MAX (3.60m x 6.27m)

Metal stairs rise from ground floor; tyre stock plus associated machinery

Welfare Facilities (Mezzanine Level)

10' 4" x 6' 7" (3.15m x 2.01m)

Metal non-slip flooring; matching wall and base units with worktops over; stainless steel sink with mixer tap; space for refrigerator



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0



Floor 1

Approximate total internal area (including Mezzanine Level): 4157 ft² / 386.20 m²

Outdoor Rear Yard: 406 ft² / 37.70 m²

Reduced headroom: 4.59 ft² / 0.43 m²

Reduced headroom: - - - - - Below 5 ft / 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.

This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

CARDIFF & THE VALE

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