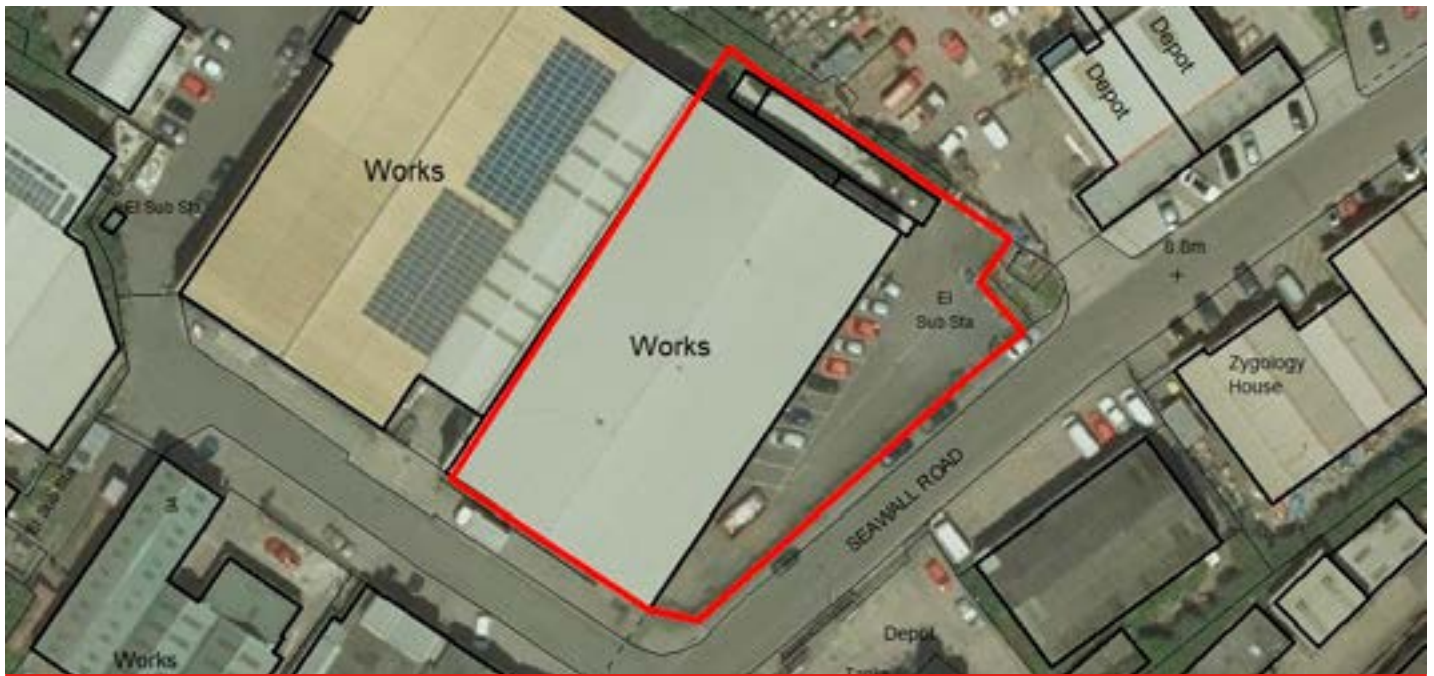


UNIT 85 SEAWALL ROAD INDUSTRIAL ESTATE

TREMORFA, CARDIFF, CF24 5TH



LARGE PROMINENT WAREHOUSE ON A SELF CONTAINED SITE –
16,984 SQ.FT. (1,577.85 SQ. M.)



- Prominent location on Seawall Road
- Self contained yard with vehicle parking
- Good transport links to M4 and A48

LOCATION

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.

DESCRIPTION

No. 85 comprises a detached industrial unit of steel portal frame construction with brick elevations fully clad under a pitched roof.

The unit occupies a prominent location directly facing onto Seawall Road, and has a large secure yard.

The building has an eaves height of 7.5m and ridge height of 9.18m. There is a suspended ceiling with lighting throughout the warehouse, with a clear height to the underside of 5.84m.

There warehouse is a large open space, unencumbered by columns. It has 2 large roller shutter doors, one of which is electrically operated. It also has some office accommodation, kitchen, store rooms and WCs.

ACCOMMODATION

Warehouse	15,547 sq. ft.	(1,444.35 sq. m.)
Offices, reception and male & female WCs	1,437 sq. ft.	(133.50 sq. m.)
TOTAL GIA	16,984 SQ. FT.	(1,577.85 SQ. M)

PARKING

There is car parking provision on the self contained site.

MAINS SERVICES

The building is served by three phase power and water.

TERMS

The property is available leasehold for a term to be agreed.

RENT

£80,000 per annum.

VAT

All figures given are exclusive of VAT which may be applicable.

RATES

Rateable value £33,500

Rates payable £17,922.50 (based on 2020/21 multiplier of 0.535)

LEGAL COSTS

All parties to be responsible for their own costs.

EPC RATING

To be confirmed following re-assessment.



VIEWING

Strictly by appointment with sole agents:-

Rhys Price rhys.price@coark.com 02920 346374

REF: 102215 – MAY 2021

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Regulated by RICS

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