

CARDIFF

COLD STORES ROAD

TO LET

8,845 sq m (95,207 sq ft)
on 2.80 hectares (6.93 acres)

Cardiff, CF10 4LU

Contemporary purpose-built distribution
facility on a self-contained site of 6.93 acres

7.00m minimum eaves

Close proximity to Cardiff city centre and the M4
(via A4232 link road to Junctions 29, 30 and 33)

Road, rail and sea connectivity



Image dated March 2020

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Opportunity

The premises comprise a purpose built distribution facility, constructed in 2014, on a self-contained site of 6.93 acres (31.60% site coverage), set within the secure confines of the Port of Cardiff, just 1 mile south of Cardiff city centre.

The Port provides multimodal facilities, including quayside access capable of accommodating vessels of 35,000 dwt and a newly constructed rail loading facility to facilitate rail handling services. ABP has invested significantly in the port over the past few years, modernising infrastructure and supply customers with specialist storage solutions and handling equipment. Existing occupiers on the Port include Valero, Cemex, Tarmac and EMR.

Specification

- + Steel portal framed building
- + Profiled steel cladding
- + Pitched roof incorporating translucent panelling with an anti-condensation layer to the underside
- + Rainwater harvesting system incorporated
- + Level access loading (4 loading doors under covered canopy)
- + Secure (fenced) and fully-surfaced site of 6.93 acres, providing 31.60% site coverage
- + Car parking area (94 car spaces) with turnstile pedestrian entrance and security gatehouse
- + 30Kn sq m floor loading capacity to the warehouse
- + 7.00m to underside of haunch, 8.90m to underside of beam (at ridge)
- + Fully fitted office / ancillary accommodation at ground and first floor level
- + Existing planning consent for B8 (storage and distribution) uses

Accommodation

The premises were measured to have the following gross internal area, measured in accordance with the Code of Measuring Practice (6th Edition):

Main Warehouse	7,514 sq m	80,880 sq ft
Ground Floor Office	416 sq m	4,478 sq ft
First Floor Office	611 sq m	6,577 sq ft
First Floor Mezzanine (storage)	304 sq m	3,272 sq ft
Total	8,845 sq m	95,207 sq ft

In addition the premises benefit from a covered canopy loading element of 2,340 sq m (25,188 sq ft), with a height to underside of the same being 4.90m.

Port Services

The Port handles 1.7 million tonnes of goods annually and has expertise in the handling of steel, forest products and bulk cargoes.

The docks can accept vessels of varying sizes:

Draught: up to 10.0m

Beam: up to 26.0/27.0 m

Length: 198m

DWT: 35,000 tonnes.

(ABP can provide separate handling services quotation on application).



Location

The premises are located on Cold Stores Road, which links to Compass Road and Rover Way. The premises are located within the secure (24 hour manned) confines of the Port of Cardiff.

The Port of Cardiff is strategically situated within the heart of Cardiff Docks in Cardiff Bay, Approximately 1 mile south of Cardiff City Centre. The Port offers the opportunity for occupiers to benefit from access to Junction 29 and 30 to the East and Junction 33 to the West via the newly extended A4232 (Eastern Bay Link) dual carriageway as well as easy access to the centre of Cardiff, Wales' capital city.

Travel

Road M4 J29 – 15.6km / 9.7 miles
M4 J30 – 11.5 km / 7.1 miles
M4 J33 – 17.2 km / 10.7 miles
M4 J18 – 59.2 km / 36.8 miles

Rail Direct rail access and handling services can be provided

Air Cardiff airport – 22.4 km / 13.9 miles

Sea Quayside capable of taking ships of 35,000 dwt.

Newport

15 Miles

Bristol

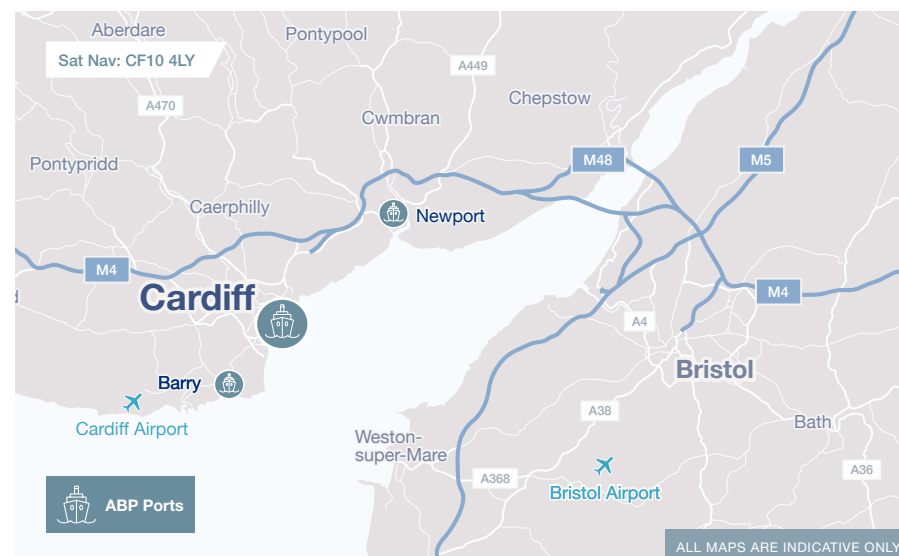
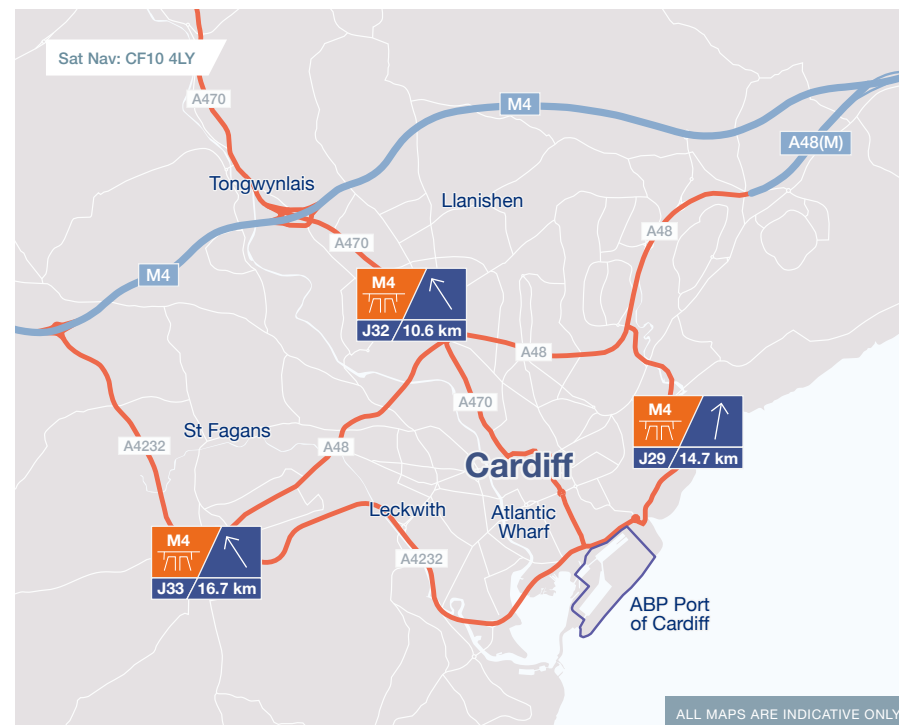
44 Miles

Swansea

56 Miles

London

151 Miles





[CLICK TO VIEW TIME LAPSE VIDEO OF CONSTRUCTION](#)

Demographics

Population

361,500

Projected population of 410,700 by 2030.
Cardiff Capital Region Population: 1.5 million
Source: gov.wales

Total Employee jobs

202,000

Source: nomisweb.co.uk

Skilled workforce with NVQ2+ qualifications

193,900

Source: nomisweb.co.uk

5,400

Unemployment (claimant counts)

Source: nomisweb.co.uk

£531.40

Average (median) full time weekly wage £21.60 below UK average

Source: nomisweb.co.uk / gov.wales

69%

Population of Cardiff are of working age

Source: nomisweb.co.uk



Service Charge

A provision will be included for any lease for each tenant to pay a service charge, contributing to the costs of maintaining the common areas of the estate and providing on site security.

Viewing

Strictly by appointment with the sole agent (details below).

Financial Support

The Port of Cardiff is located in an area designated as having Category 'C' status under European Commission state aid rules. Qualifying Companies may benefit from additional support.

For further information interested parties should contact the Welsh Government on 03000 603000, www.businesswales.gov.wales or www.gov.wales

For further information, or to arrange a viewing, please contact:



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Tenure

The premises are available by way of a new FRI lease for a term of years to be agreed. Full details are available upon application with the sole agents (see below).

Energy Performance Certificate

A full copy of the EPC will be made available to interested parties upon request.

Services

The premises benefit from all mains services including mains water, three phase electricity and gas. Foul drainage is provided via a private sewage treatment plant. Interested parties are advised to satisfy themselves in respect of connectivity and capacity for their needs.

Business Rates

Rateable Value: £452,500 (2017)
UBR Multiplier 2020/2021: 53.5 pence in the pound.

VAT

VAT will be charged on all costs.

Legal Costs

Each party is to bear their own legal and surveyor costs incurred in the transaction.



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Delivering Property Solutions

ABP Property has the land, the space and the in-house funding to deliver existing or bespoke property solutions. With 960 hectares of available port-based development land and a wealth of experience in the provision of industrial, logistics and office space, talk to us about how we can help you.

abports.co.uk