

# TO LET

Cardiff - 64 Sloper Road

Hartnell   
Taylor Cook  
LLP

## Industrial

0117 923 9234



### Location - CF11 8AB

The property is located in the well-established industrial area of Sloper Road adjacent to Cardiff City Football ground. It is situated approximately 1.5 miles to the south west of Cardiff City Centre and the national motorway network is accessed at junction 33 of the M4 approximately 9 miles to the west via the A4232.

### Description

The property comprises a detached warehouse unit split into two, each with a kitchen, storage, WC facilities and office. Internally both warehouses provide a concrete floor, 3 phase electricity, approximately 5.77 m eaves height and each unit having a ground level roller shutter loading door measuring 3.7 m (w) x 4.8 m (h). The left hand unit has ground floor office accommodation, WC facilities, gas fired heating and flat panel LED lighting. The right hand unit has ground and first floor office accommodation, a mezzanine to the rear, strip and sodium lighting, and a workshop area to the front of the unit. The ground floor office accommodation in both units has a reception area, tiled floors and strip lighting. The first floor office can be accessed externally from the yard. The building has a secure yard to the front and side elevations.

### Accommodation

#### LEFT HAND UNIT

Warehouse	526.74 sq m	5,670 sq ft
Office	80.82 sq m	870 sq ft
Total	607.56 sq m	6,540 sq ft

#### RIGHT HAND UNIT

Warehouse	390.24 sq m	4,201 sq ft
Ground floor office	207.27 sq m	2,231 sq ft
First floor office	211.44 sq m	2,276 sq ft
Total	872.79 sq m	9,395 sq ft
Mezzanine	63.84 sq m	687 sq ft

<b>TOTAL</b>	<b>1,480.30 sq m</b>	<b>15,934 sq ft</b>
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### Tenure

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

### Rent

£135,400 per annum exclusive of rates, VAT and service charge.

### Rates

**Rateable Value: £69,000.00**

**UBR 49.30p**

**Rates Payable: £34,017.00**

Please verify the actual rates payable with the local authority.

### Planning

The property is suitable for B1c light industrial and B8 storage and distribution as defined in the Town and Country Planning (Use Class) Order 1987 subject to obtaining the necessary planning consent.

### Legal Costs

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

### Viewing

For further information or to arrange an inspection, please contact:

#### William Botsford

Direct Dial: 0117 946 4519

Mobile: 07774 017218

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or

#### Simon Harvey

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For Identification Purposes Only



**SUBJECT TO CONTRACT**

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