



330.33 sq m (3,556 sq ft)

Property Highlights

- **Semi detached industrial / warehouse premises**
- **Main road frontage onto Seawall Road**
- **Ancillary office, kitchen and WC facilities**
- **3.90m minimum eaves, rising to 6.50m maximum**
- **Excellent road access to M4 via Rover Way and the A48 (Southern Distributor Road) to J29 and J30**
- **2 miles east of Cardiff city centre**

For more information, please contact:

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FOR SALE / TO LET

Unit 7 Seawall Court

CARDIFF, CF24 5PQ

Location

Seawall Road is an established industrial location, approximately 2 miles east of Cardiff city centre and accessed via Rover Way (to the south east) and Muirton Road (to the west).

Road links to the M4 are good, with access (eastward) via Rover Way leading to the A48(M) and onto Junctions 29 and 30 of the motorway.

Nearby occupiers include Sega, Crown Records Management, Gremer Chemicals and Celsa Steel, with the Tremorfa Steel Works located approximately 500m to the south.

Description

The property comprises a semi detached premises of 330.33 sq m (3,556 sq ft) gross internal area, fronting onto Seawall Road, at the entrance to Seawall Court.

The premises comprise a largely open plan warehouse arranged over 2 bays, with profiled (steel) clad elevations, under a pitched roof. The premises have a minimum eaves of 3.90m, rising to a maximum pitch of 6.50m.

Vehicular access is provided via a single level access roller shutter door to the front elevation, measuring 3.17m x 3.28m. Internally the premises benefit from a single storey office area, leading to a kitchen point and WC. The total ancillary accommodation amounts to 548 sq ft, within the gross internal footprint.

Externally, the property has a single demised parking space to the front elevation and space for additional parking along the side (Seawall Road) elevation.



Tenure

The site is available by way of a new lease on terms to be agreed. Alternatively, a sale of the freehold interest is available.

Quoting Terms

On application with the sole agents.

Rateable Value

The premises are currently assessed as part of the wider site. Further details available on request.

Services

We understand that services including three phase electricity, mains water and drainage are available to the premises. Interested parties are advised to make their own enquiries to establish services suitability, connectivity and capacity.

Energy Performance Certificate

E (108).

A full copy of the certificate is available on request.

Legal Costs

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

VAT

VAT will be charged on all costs.

Anti Money Laundering Obligations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

Viewing

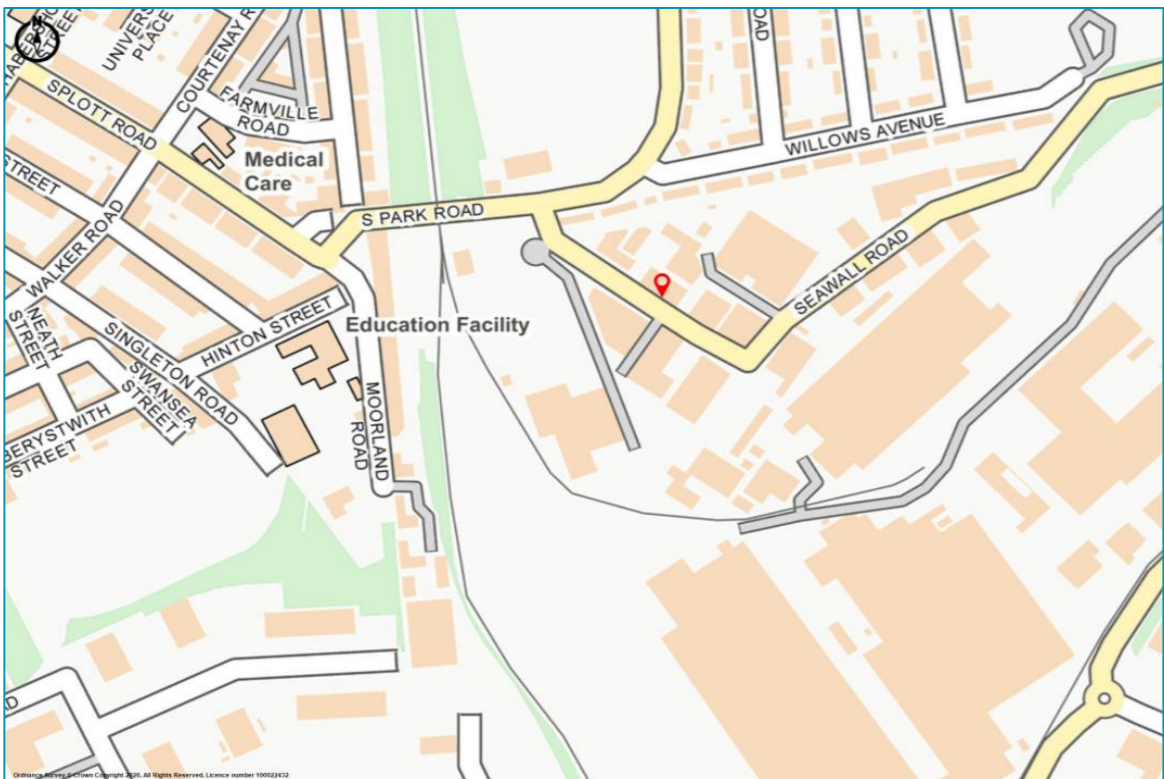
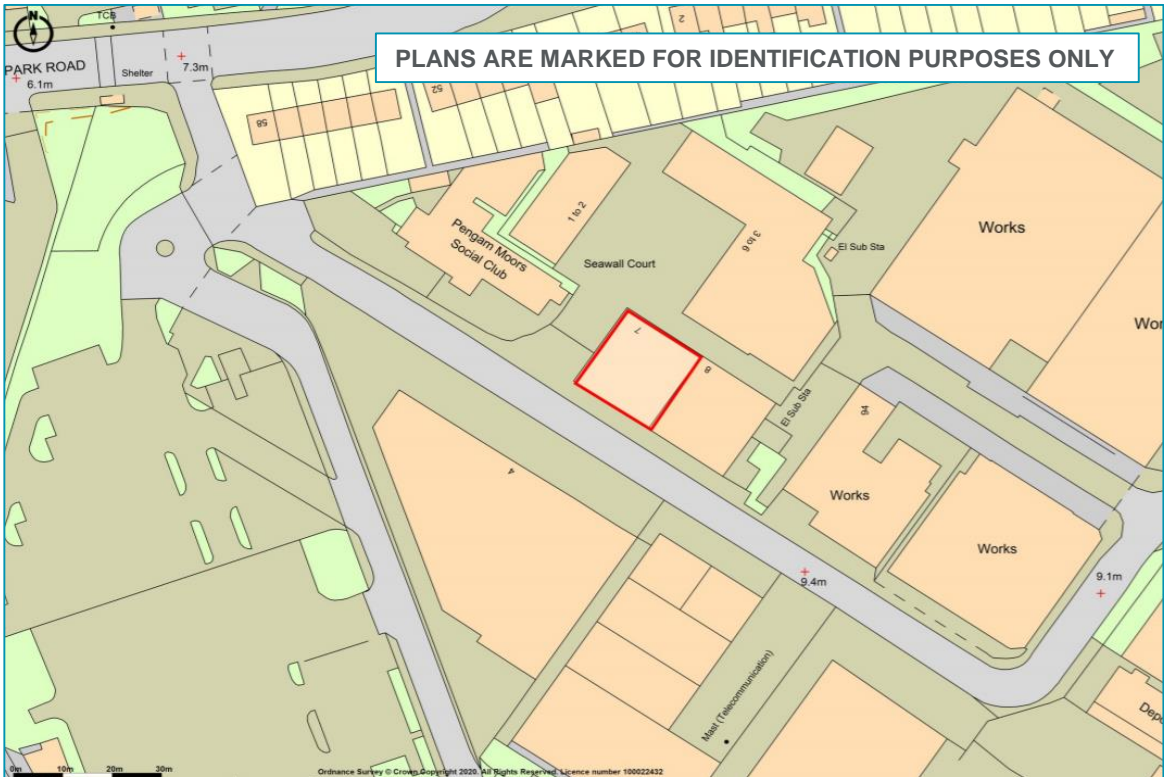
For further information and to arrange an inspection, please contact sole agents:

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