

Modern Light Industrial Unit with yard

**G6 & G7, South Point Industrial Estate, Foreshore
Road, Cardiff, CF10 4LQ**

- Modern quality warehouse accommodation
- Units available as whole or sub-divided
- Situated in established business location
- Adjacent secured side yard to Unit G7
- Available on leasehold basis - terms, rental and further details on application



Location

The subject property is located on South Point Industrial Estate to the South of Cardiff some 2 miles South of the City Centre. The location benefits from good road network links via A48M to the East and via A4232 PDR which has recently been improved at the Butetown tunnels.

The immediate areas is an established mixed use commercial business location with a mix of lighter industrial and distribution occupiers alongside major users such as Celsa Steel. Notable occupiers on the estate include Sheffield Insulation and Chubb.

The site is also adjacent to ABP Cardiff Docks.

The South Point estate comprises 3 phases with the vacant units located in Phase 3 forming the end units of a terrace of light industrial units.

Description

The subject property comprises 2 end of terrace light industrial units constructed of a steel portal frame under a pitched clad roof which incorporates translucent light panelling.

The units provide a single space open space with side 2 storey office provision. The accommodation provides unrestricted open space with minimum eaves height of approximately 6m.

The offices to the side of the property form a mixture of open plan and modular offices with WC and kitchenette provision.

The units have benefit of front parking allocation and shared communal forecourt.

To the side of Unit G7 is a secured side yard accessed via security gate entrance.

Units are available as a whole or sub-divided.



Accommodation

The units comprises the following—measured in accordance with RICS Code of Measuring Practice:

	Metric	Imperial
Unit G6	301.93	3,250
Unit G7	301.93	3,250
Total	603.86	6,500

Rent

On application to the marketing agents.

Tenure

The accommodation is available by way of a new FRI lease for a term to be agreed, to incorporate periodic upward only rental reviews.

Rates & Occupational Costs

The ingoing tenant will be liable for rates and all other occupational costs for the unit, including a service charge for general & common estate management and maintenance.

Legal Costs

Each party will be liable for their own legal costs incurred.

VAT

We are advice that the property is elected for VAT purposes

EPC Rating

Copy EPC Rating and certification available on request.



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