

FOR SALE/TO LET

Warehouse/Industrial Unit, Ipswich Road, Cardiff

Hartnell
TaylorCook



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LOCATION - CF4 7AQ

The property is situated on the western side of Ipswich Road, one of the principal trade counter/warehouse locations within Cardiff approximately 2 miles to the east of the City Centre.

Trade counter operators on Ipswich Road include Grahams, Jewsons and Enterprise Rent A Car. Ipswich Road is accessed off Newport Road an established retail warehouse location.

DESCRIPTION

The property comprises a detached single storey industrial/warehouse unit with a self-contained yard area.

The unit is constructed on a steel portal frame with elevations of brickwork and steel cladding under a profiled steel clad roof and has a clear eaves height of 5.6 m. The property has 3 loading doors and internally has reception, office, staff and customer WCs.

The yard area is to be fenced to provide a self-contained yard area.

ACCOMMODATION

Warehouse/Workshop	538.00 sq m	5,792 sq ft
Offices	67.35 sq m	725 sq ft
Total	605.35 sq m	6,517 sq ft

Site area 0.174 ha 0.43 acres

FREEHOLD

The unit is available freehold with vacant possession, seeking offers in excess of £570,000 exclusive of VAT.

LEASEHOLD

The unit is available on a new full repairing and insuring lease for a term of years to be agreed at a rent of £45,500 per annum exclusive.

RATES

Rateable Value: £40,531

UBR: 49.1p/£

Rates Payable: £19,900.72

VAT

VAT will be chargeable on the purchase price and rent.

EPC Rating

D - 76

FURTHER INFORMATION

For further information or to arrange an inspection, please contact the above.

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