



757.16 sq m (8,150 sq ft)

Detached warehouse with secure yard

Property Highlights

- Vacant possession from January 2022.
- Detached modern warehouse on an established industrial estate, 1 mile south of Cardiff city centre.
- Excellent access onto the A4232 link road and Rover Way, which connect to the M4 (east and west)
- Warehouse with trade counter and ancillary office area.
- Secured (palisade fenced) yard of 0.22 acres with double access gates.
- Minimum eaves height of 6.19m.
- Rare freehold opportunity.

For further information, please contact:

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INDUSTRIAL UNIT – FOR SALE / TO LET

Unit 6, Pacific Business Park, Pacific Road, Cardiff, CF24 5HJ

Location

Pacific Business Park is located in the prime business and industrial area of Ocean Park, just off Ocean Way, Cardiff Bay. The property benefits from excellent road links with access to the M4 Motorway at Junction 33 via the A4232 dual carriageway and Junction 29/30 via the A48. Cardiff city centre is one mile to the north and the property also benefits from being within close proximity to the Port of Cardiff.

Description

The premises comprise a detached modern warehouse unit of steel portal frame construction, there are a further 2 mezzanines in situ which, when combined, provide an additional 2,511 sq ft. There is a secure, palisade fenced yard to the rear, with double access gates. The yard area measures approximately 0.22 acres. It is fully concrete, with a canopy over part (that could be taken down if not required).

The unit also benefits from:

- Single shutter door (4.00m x 4.00m)
- Trade counter entrance
- Office area
- WC facilities
- Staff break out area
- Minimum eaves height of 6.19m, rising to a maximum of 8.85m.
- Additional parking to the front elevation.

Tenure and Terms

The property is available on either a freehold or leasehold basis.

Price

The freehold interest is available at a quoting price of £600,000, excl.

Rent

The leasehold interest is available at a quoting rent of £45,000 per annum, excl.

Rateable Value

Rateable Value: £37,000
Rates Payable (2021/22 UBR): £19,795

Energy Performance Certificate

C (56)

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

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.

Services

We understand the unit benefits from mains gas, 3 phase electricity, mains water and drainage. Interested parties will need to make their own enquiries to determine capacity and connectivity.

VAT

VAT will be charged on all costs.

Legal Costs

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

Anti-Money Laundering Regulations

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 the sole agents:

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