

TO LET

64 Sloper Road, Cardiff

Hartnell
TaylorCook



Contact

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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 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 |
| TOTAL | 1,480.30 sq m | 15,934 sq ft |

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 the above.

Bristol Office
Somerset House
18 Canynge Road
Clifton
BS8 3JX
T. 0117 923 9234

htc.uk.com

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SUBJECT TO CONTRACT

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Date of Production: 18-Oct-2018

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