

For Sale / To Let

Pacific Business Park, Ocean Way,
Cardiff, CF24 5HJ

Image taken March 2019



Industrial / Warehouse
1,755 sq m (18,896 sq ft)

PROPERTY FEATURES

- Units 1 and 2 available
- Detached industrial / warehouse unit
- Secure yard / compound
- Two storey office accommodation
- Minimum eaves height of 7m

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LOCATION

The property is located in Pacific Business Park which is within Ocean Park, one of the premier business locations within Cardiff.

The estate is situated approximately one mile south of the city centre, Access to the M4 Motorway is via the A48(M) to Junctions 29 and 30 towards the east and via the A4232 (PDR) dual carriageway to Junctions 33 in the west.

Road links to the area have been improved by the extension of the A4232 (PDR) junction at the Rover Way / Ocean Way roundabout.



DESCRIPTION

The property comprises a detached industrial / warehouse of steel portal frame construction with profiled steel cladding to the side elevations and pitched roof.

The property benefits from a minimum eaves height of 7m, gas fired warehouse heating, two level access roller shutter doors to the front and side elevation.

There is two storey office ancillary accommodation that is finished to a good standard offering a range of cellular and open plan rooms. A further warehouse office / store is located within Unit 1.

SERVICES

All mains services, including 3 phase electricity are available to the property

ACCOMMODATION

The property has the following Gross internal Area:

Description	Sq M	(Sq Ft)
Unit 1 – Warehouse	554.01	(5,963)
Unit 1 – GF Ancillary	81.87	(881)
Unit 1 – FF office	54.40	(586)
Unit 2 – Warehouse	826.97	(8,902)
Unit 2 – GF Stores	120.87	(1,301)
Unit 2 – FF Office	117.35	(1,263)
Total	1,755.46	(18,896)

Potential to offer Units 1 & 2 separately.

TENURE

Freehold

TERMS

A new lease is available on the units combined or separately. Alternatively a sale of the whole, with vacant possession, will be considered.

RATEABLE VALUE

Rateable value of £101,000 (2017 List).

EPC

The property has an EPC rating of D (100). A full certificate is available upon request.

VIEWING / FURTHER INFORMATION:

For further details please contact:

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