

Due to Relocation

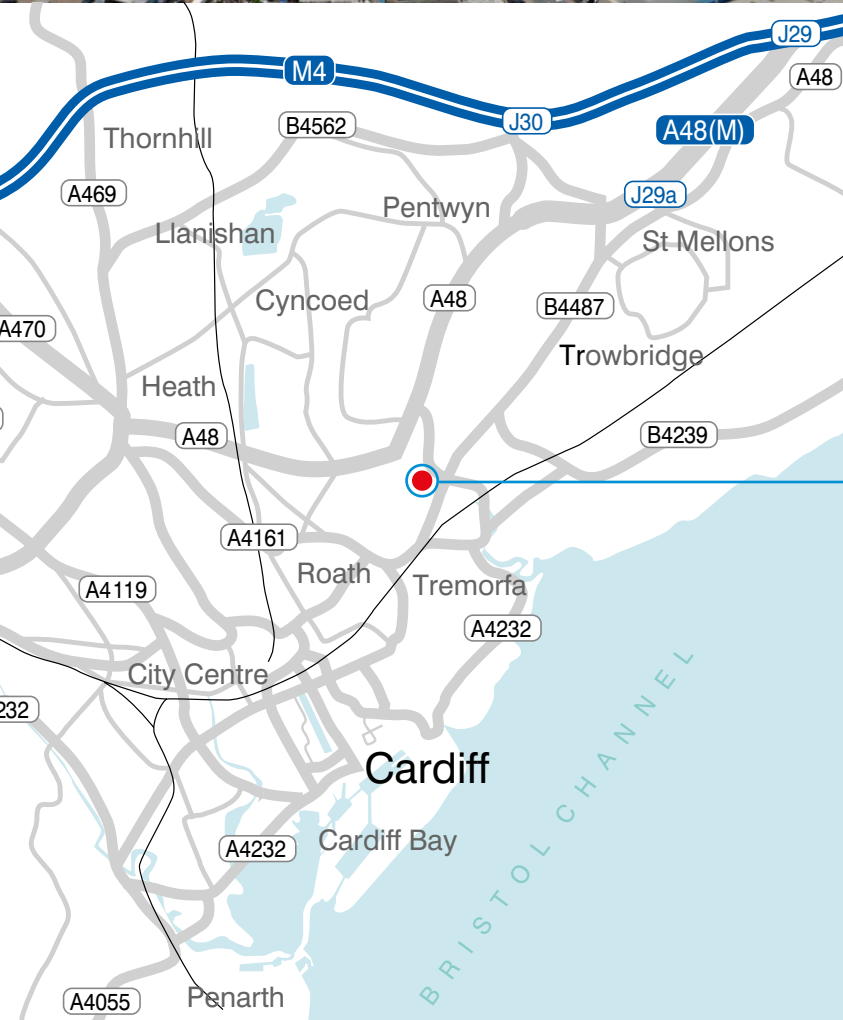
**INDUSTRIAL / WAREHOUSE UNIT
PLUS SUBSTANTIAL SECURE YARD**

**IPSWICH ROAD
CARDIFF | CF23 9AQ**



FOR SALE | 29,945 sq ft on a site of c3.64 acres
(2,782 sq m on c1.46 hectares)

OF INTEREST TO OWNER OCCUPIERS AND DEVELOPERS



LOCATION

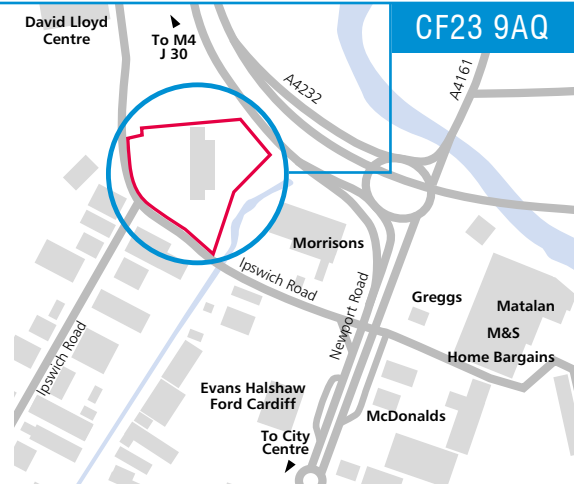
The site is situated on Ipswich Road, immediately off Newport Road, the main arterial route east of the city centre. The immediate surroundings are of mixed commercial use, with nearby occupiers including David Lloyd Leisure, Morrisons, Screwfix, Jewson and proposed new Wickes DIY store. The site is conveniently situated between the city centre and the motorway network, with Junction 30 of the M4 approximately 3.5 miles to the north.

DESCRIPTION

The property comprises a detached industrial unit constructed in two phases, of steel portal frame, with part brick, part clad metal elevations. Two storey offices are provided at the front of the unit and include central heating and recessed, diffused fluorescent lighting.

The original workshop provides a minimum eaves height of approximately 5.5m eaves, with the modern extension at 4.5m. Both sections are heated by way of gas fired radiant heaters and lit by a combination of spot/strip lighting.

Externally the site benefits from a substantial tarmacadam / hard surfaced yard with surrounding secure palisade fencing and gated entrance. The site provides an ideal opportunity to intensify the use on site through the development of additional buildings, subject to the appropriate consents.



ACCOMMODATION

According to on-site measurements, the unit provides the following approximate gross internal floor areas:-

Ground Floor Offices	1,788 sq ft	166.11 sq m
First Floor Offices	1,788 sq ft	166.11 sq m
Workshops	22,796 sq ft	2,117.80 sq m
Valet Bay	700 sq ft	65.03 sq m
Ancillary / Canteen	2,873 sq ft	266.91 sq m
TOTAL	29,945 sq ft	2,781.96 sq m
Site Area	c3.64 acres	c1.46 hectares



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RATEABLE VALUE

The site is currently assessed as “garage and premises”, with a Rateable Value of £112,000.

EPC

Available on request from the vendor’s agents

QUOTING TERMS

On application to the joint sole agents

TENURE

The site is held on a long leasehold for a term of 125 years with effect from 29th March 2018. The initial ground rent is £68,000 per annum and is subject to upwards only rent reviews every 10 years, based on market ground rental value.

VIEWING

By appointment through the joint agents:-



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