

# FOR SALE/TO LET

6,470 SQ. FT. WAREHOUSE UNIT WITH 6 CAR PARKING SPACES

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25 Park Place, Cardiff CF10 3BA 



**Fletcher  
Morgan**



Unit E1 South Point Industrial Estate, Cardiff CF10 4LQ

## Location

The subject property is located on South Point Industrial Estate on the edge of Ocean Park & Cardiff Bay. The estate comprises new modern specification light industrial accommodation with the benefit of links onto the M4 via the A4232 PDR.

The immediate area of Ocean Park is an established and thriving business location for a wide variety of Industrial, Trade Counter and Office occupiers

## Description

The subject unit comprises an end of terrace portal framed industrial warehouse with part brick and part clad elevations. Access is via pedestrian and roller shutter doors. The unit benefits from having a reception/office area to front with workshop/offices to the rear of the ground floor. There is also a small kitchen and male and female W/C accommodation. To the first floor is an open mezzanine for storage. The unit has 3 phase electrics, mains water and gas supply.

## Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

**Offices/Workshop = 2,156 sq.ft. | 200.4 sq.m.**  
**Main Warehouse = 2,145 sq.ft. | 199.4 sq.m.**  
**Mezzanine = 2,169 sq.ft. | 201.58 sq.m.**  
**Total = 6,470 sq.ft. | 601.38 sq.m.**

The unit benefits from a large shared forecourt/turning area with 6 designated car parking spaces.

## Rates

The current Rateable Value of the property for the period 2020/21 is based on UBR multiplier of £0.535p. The Rates Payable for 2020/21 are as follows:

**Rateable Value = £22,500**  
**Rates Payable = £12,037**

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

## Tenure

The subject property is available freehold.  
 The subject property is also available on a Full Repairing and Insuring basis.

## Purchase Price/Rent

**Purchase Price £350,000 plus V.A.T.**  
**Rent £30,000 per annum exclusive**

## Energy Performance Certificate

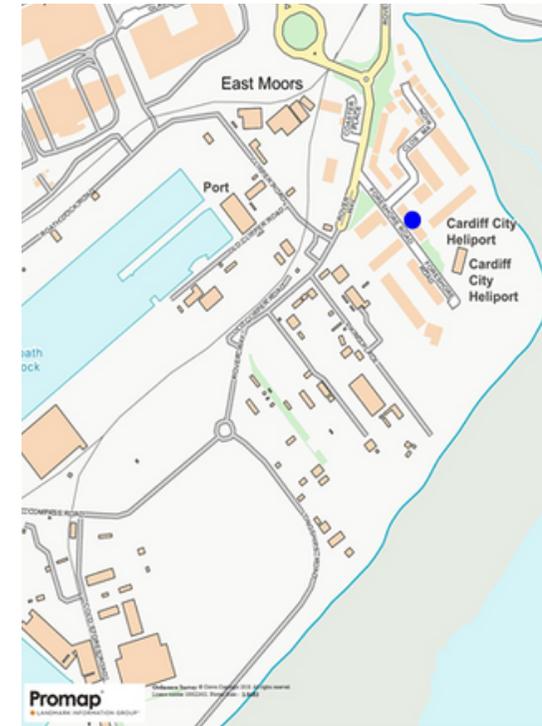
On application.

## VAT

All figures quoted are exclusive of V.A.T. where applicable.

## Costs

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



## CONTACT

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