

FOR SALE

4,805 SQ. FT. WAREHOUSE UNIT WITH 4 CAR PARKING SPACES

029 2037 8921 

fletchermorgan.co.uk 

25 Park Place, Cardiff CF10 3BA 



**Fletcher
Morgan**



Unit B4 South Point Industrial Estate, Cardiff CF10 4SP

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 facilities. The first floor consists of open plan offices with a boardroom. 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.

Ground Floor Warehouse	= 1,791 sq.ft.	 166.41 sq.m.
Ground Floor Offices	= 1,378 sq.ft.	 128.11 sq.m.
First Floor Offices	= 1,636 sq.ft.	 152.04 sq.m.
Total	= 4,805 sq.ft.	 446.56 sq.m.

The unit benefits from a large shared forecourt/turning area with 4 designated car parking spaces.

Rates

The current Rateable Value of the property for the period 2023/24 is based on UBR multiplier of £0.535p. The Rates Payable for 2023/24 are as follows:

Rateable Value = £20,000
Rates Payable = £10,700

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

Tenure

The subject property is available freehold..

Purchase Price

£400,000 plus V.A.T.

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.



Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

CONTACT

Matthew Jones

029 2034 7054

07968 769325

/MatthewJones

matthew.jones@fletchermorgan.co.uk