

FOR SALE

18,442 SQ. FT. ROADSIDE WAREHOUSE WITH 17 CAR PARKING SPACES

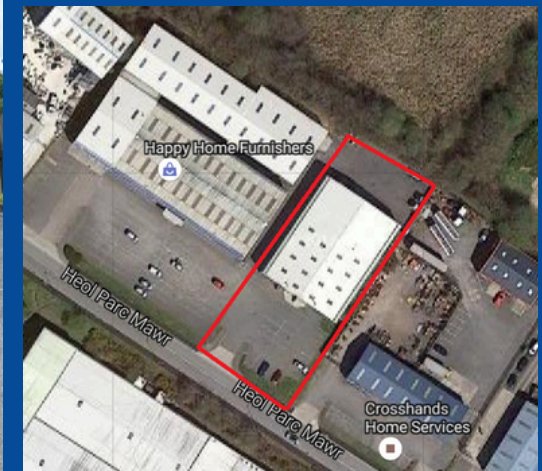
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28 Park Place, Cardiff CF10 3BA



Fletcher Morgan



Unit 5B Cross Hands Business Park SA14 6RE



Location

The unit is located on Heol Parc Mawr within the Cross Hands Business Park. The estate is adjacent to the A48, the primary road which leads from the westerly end of the M4 to West Wales.

Other occupiers in the Park include **Home Bargains, Co-Operative Food, Greggs, McDonalds, Farm Foods** and a **130,000 sqft Leekes Department Store**.

Description

The property benefits from being a self-contained unit with a large front forecourt for customer car parking. The unit comprises a portal frame structure with a brick elevation under a pitched roof and internally benefits from a mezzanine floor which is part showroom, part office.

The ground floor consists of retail showroom space to the front and storage/ancillary to the rear. The unit benefits from front and rear pedestrian and roller shutter access.

The additional land at the rear of the unit has the potential for further development or as additional car parking to service the main building (subject to planning).

Accommodation

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

Ground Floor Showroom	= 5,610 sq.ft.		521.18 sq.m.
Ground Floor Ancillary	= 4,850 sq.ft.		450.58 sq.m.
First Floor Showroom	= 3,532 sq.ft.		328.13 sq.m.
First Floor Offices	= 4,450 sq.ft.		413.41 sq.m.
TOTAL	= 18,442 sq.ft.		1,713.31 sq.m.

The property benefits from 17 car parking spaces.

Site area of circa 0.7 acres.

Rates

The current Rateable Value of the property for the period 2025/26 is based on UBR multiplier of £0.568p. We understand the Rates Payable for 2025/26 are as follows:

Rateable Value = £60,000
Rates Payable = £34,080

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

Tenure

The subject property is available Freehold.

Purchase Price

£1,345,500 plus V.A.T.

Energy Performance Certificate

A20

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.

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These particulars do not constitute any offer or contract and neither Fletcher Morgan nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

05/10/2025