

TO LET

WAREHOUSE & OFFICES WITHIN THE CARDIFF PORT
UP TO 53,631 SQ FT ON 3.5 ACRES

029 2037 8921

fletchermorgan.co.uk

28 Park Place, Cardiff CF10 3BA



Fletcher Morgan



Former Builders Merchant, Clipper Road, Cardiff CF10 4ED

Sheds 1-3 and the trade counter are excluded



Mess Hall is occupied





SHED 4



SHED 4

SHED 7



SHED 5



SHED 6





Location

The property is strategically situated within the heart of Cardiff Docks in Cardiff Bay, approximately 1 mile south of Cardiff city centre. The site offers the opportunity for occupiers to benefit from access east to Junction 29 (9 miles) and 30 and west to Junction 33 (11 miles) of the M4 motorway via the A4232 dual carriageway.

The Port provides multimodal facilities, including quayside access capable of accommodating vessels of 35,000 DWT and a newly constructed rail loading facility to facilitate rail handling services. ABP has invested significantly in the port over the past few years, modernising infrastructure and supplying customers with specialist storage solutions and handling equipment. Existing occupiers on the Port include **Valero, Cemex, Owens Group and EMR.**

Description

The site is made up predominantly of warehouses of steel portal frame construction with a large forecourt for storage or car parking. To the front of the site is a two storey self-contained office which is predominantly cellular with meeting rooms, canteen and toilet facilities.

The warehouses vary in height with minimum eaves from 3.6m – 4.8m.

The site benefits from 24/7 security provided by the Cardiff Port.

Accommodation

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

Offices	= 6,880 sq.ft.		639 sq.m.
Shed 4	= 9,036 sq.ft.		839 sq.m.
Shed 5	= 10,652 sq.ft.		990 sq.m.
Shed 6	= 23,113 sq.ft.		2,147 sq.m.
Shed 7	= 3,950 sq.ft.		367 sq.m.
TOTAL	= 53,631 sq.ft.	 	4,982 sq.m.

Site area totals 3.5 acres

Rates

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

Tenure

The units are available by way of a new full repairing and insuring lease.

Rent

<u>Rent (pa)</u>	<u>Rent (pa)</u>	<u>Rent (psf)</u>
Offices	£34,400	 £5.00
Shed 4	£49,698	 £5.50
Shed 5	£58,586	 £5.50
Shed 6	£115,565	 £5.00
Shed 7	£11,850	 £3.00

Yard space is also available at £45,000 pa per acre.

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.

What3Words

ranks.pushy.retain

Video Tour

The video provides an aerial tour of the site.

[Clipper Road Aerial Video](#)



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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