

FOR SALE/TO LET

14,856 SQ. FT. INDUSTRIAL UNIT WITH OFFICE AND YARD

029 2037 8921

fletchermorgan.co.uk

28 Park Place, Cardiff CF10 3BA



**Fletcher
Morgan**

Wroughton Place, Ely, Cardiff CF5 4AB







Location

The subject property forms part of Wroughton Place, a well-located industrial estate in West Cardiff. The unit benefits from excellent frontage on to Cowbridge Road West, just off of Ely Bridge roundabout and connectivity via the A48 to the wider Cardiff area and J29 of the M4 Motorway

The subject property is located 2 miles from Cardiff City Centre, 8 miles from J29 and 3.5 miles from J33 of the M4 Motorway.

Description

The subject property is a 3 bay industrial unit on the corner of Wroughton Place and benefits from a secure 0.1 acres compound directly opposite the property.

Internally the unit is mainly open plan with offices on ground floor and reception area leading out to a secure parking area. The unit benefits from high eaves allowing for the potential of a mezzanine.

Accommodation

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

Warehouse	= 11,863 sq.ft.	1,102.11 sq.m.
Office & Welfare	= 1,626 sq.ft.	151.06 sq.m.
Mezzanine	= 1,367 sq.ft.	127.00 sq.m.
Total	= 14,856 sq.ft.	1,380.17 sq.m.

Secure 0.1 acre compound

Rates

The Rateable Value of the property is as follows:

2026/27 based on UBR multiplier of £0.502p
Rateable Value = £59,500 | Rates Payable = £29,869

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

Tenure

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

Purchase Price/Rent

Purchase Price £800,000 plus V.A.T.
Rent £75,000 per annum exclusive

Energy Performance Certificate

C72

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

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CONTACT

Matthew Jones

029 2034 7054

07968 769325

/MatthewJones

matthew.jones@fletchermorgan.co.uk



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