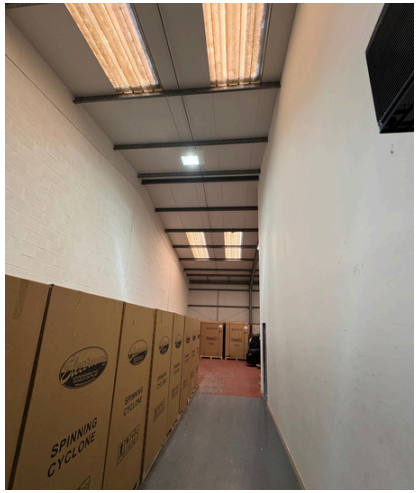
FOR SALE

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

029 2037 8921
fletchermorgan.co.uk
28 Park Place, Cardiff CF10 3BA



Unit B4 South Point Industrial Estate, Cardiff CF10 4SP









RICS

Fletcher Morgan and the Vendor / Landlord take no responsibility for any error, mis statement or omission in these particulars. Measurements are approximate and for guidance only.
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.
10/04/2026

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 property comprises an end-of-terrace, portal-framed industrial warehouse with part brick and part profiled cladding elevations. The accommodation benefits from both pedestrian and roller shutter door access.

Internally, the ground floor provides a reception and office area to the front, with workshop and additional office accommodation to the rear. Ancillary facilities include a small kitchen and separate male and female WC facilities.

The first floor comprises open-plan office accommodation together with a dedicated boardroom. The property benefits from three-phase electricity, mains water and gas supplies.

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 Rateable Value of the property is as follows:

2026/27 based on UBR multiplier of £0.502p
Rateable Value = £25,250 | Rates Payable = £12,675

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

Tenure

The subject property is available freehold..

Purchase Price

£425,000 plus V.A.T.

Energy Performance Certificate

B48

VAT

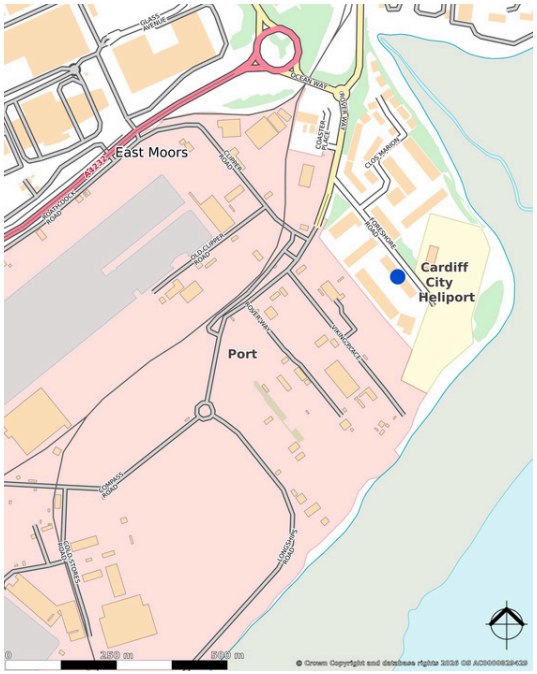
All figures quoted are exclusive of V.A.T. where applicable.

Costs

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

What3Words

care.files.sticks



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

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