

Unit 1, Seawall Road, Cardiff, CF24 5TH

**FOR SALE/TO LET – INDUSTRIAL UNIT**

Approximately 2,828 sq ft (262 sq m)



- Integral office accommodation
- 4No. Car parking spaces
- 3 miles from Cardiff city centre
- 3 miles from the A48 leading to M4 motorway

## Unit 1, Seawall Road, Cardiff, CF24 5TH



### Location

Seawall Road is located approximately 3 miles to the east of the City Centre and 3 miles from the A48 which provides excellent links to Junction 29 and 30 of the M4 motorway. This is an established location with occupiers in the area including Gremer Chemicals, Pickfords, Parfitt Tyre and Celsa Steel Works.

### Description

Unit 1 comprises a semi-detached industrial unit of steel portal frame construction with brick elevations fully clad under a pitched roof. There is integral office accommodation together with a kitchen and toilets. The specification includes solid carpeted floors, painted and plastered ceilings, fluorescent sensor lighting and perimeter trunking. There is gas central heating throughout the office space only.

The specification includes:

- 2No. manual roller shutter door
- Separate pedestrian access
- 4No. car parking spaces to the front of the unit
- Yard area to the rear

### Accommodation

Unit	Description	Sq ft	Sq m
Unit 1	Warehouse	2,051	190.57
	Offices	777	72.18
	<b>Total</b>	<b>2,828</b>	<b>262.75</b>

### Tenure

The property is available on a freehold basis and a lease for a term to be agreed may also be considered.

### Price/Rent

Available upon application.

### VAT

All figures are exclusive of VAT.

### Rates

Rateable Value - £10,750 (2017 Valuation).

### EPC

Available upon request.

### Legal Costs

Each party to bear their own legal costs.



Image for identification purposes only.

### Viewings

Strictly by appointment with the sole agents:

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