

For Sale / To Let

**Seawall Road, Unit 1, Cardiff, South Glamorgan,
CF24 5TH**

2,828 sq ft (262.73 sq m) GIA

- Close to Cardiff City Centre
- Established Industrial & Business Location
- 1No. Roller Shutter Door
- Includes Office Space, Kitchenette & WC's
- 4No. Car Parking Spaces



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.

Specification

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

Terms

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

EPC

This property has been graded as 111(E).

Rent

Available on Request

Price

£150,000

Business Rates

Rates Payable (2018/2019): £5,224.50 per sq ft
(based upon Rateable Value: £10,750 and UBR: 51.4p)



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