

# For Sale / To Let

**Unit 7-8, Clydesmuir Industrial Estate, Clydesmuir Road, , Cardiff, CF24 2QS**

23,423 sq ft (2,176.07 sq m) GIA

- Detached unit close to City Centre
- Minimum eaves 5.7m
- Full CCTV and integrated alarm system
- Insulated new roof
- Yard space & car parking



## Location

Clydesmuir Industrial Estate is an established commercial location with a short distance of Cardiff City Centre. The property is located close to Newport Road which provides direct access to the City Centre. The A48M is within approximately 1 mile of the estate and provides access to the M4 motorway travelling East whilst the new Eastern Bay Link accessed via the A4232 provides access to the M4 travelling West.

## Description

The property is a detached unit providing warehouse and office accommodation with both parking and yard area within close proximity of Cardiff City Centre. Constructed of a steel portal frame with full height brickwork internally and low level facing brick work with profiled cladding to the external side elevations. A four pitch roof which is of steel frame over clad with profile sheeting that is insulated and benefits from translucent panels providing natural light. The floor is concrete and painted in the warehouse whilst the offices are carpeted.

The property was originally two units and can therefore be subdivided in order to provide two self contained units. A new insulated roof was installed to the property last year and the entire building is secured via full CCTV and integrated alarm system.

## Specification

The property benefits from the following specification:

- 2 No. active roller shutter doors
- 3-phase electricity
- Min eaves 5.7m, Max eaves 6.6m
- Two yards at either end of the premises both fenced and gated
- Separate parking area
- Two recently installed gas blowers
- Good standard office accommodation with internet and access for approx. 30 PCs
- Office desks included
- High speed broadband available
- Modern telephone system with approx. 35 handset extensions

## Tenure Details

The property is held on a long leasehold interest for a term of 99 years from 1st May 1973. We understand that the current passing rent is £8,000 per annum and is subject to 10 yearly rent reviews.

## EPC

This property has been graded as 88(D).

## Rent

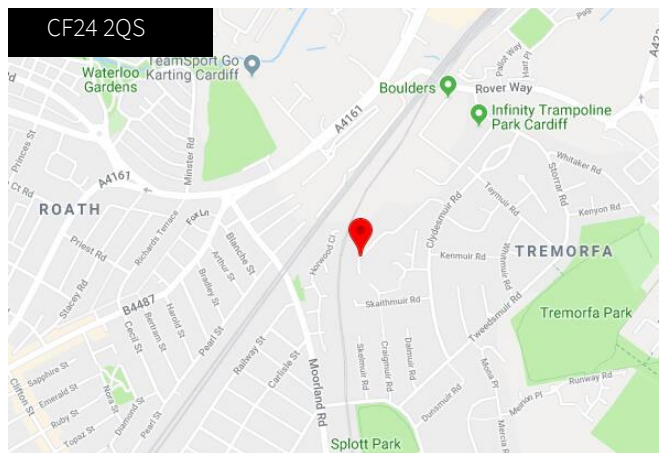
Available on Request

## Price

Available on Request

## Business Rates

Rates Payable (2018/2019): £15,843 per annum  
(based upon Rateable Value: £31,750 and UBR: 51.4p)



## Contacts

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