

TO LET // SECURE YARD // 1 ACRE // £45,000 PER ANNUM (EXCL.)



**LAND AT ROATH DOCK
ROAD
PORT OF CARDIFF
CARDIFF
CF10 4LY**

// SPECIFICATION

- Secure Port Environment - 24 hour security
- Regular shaped site
- Level site with hardcore surface
- Multimodal connectivity – road / rail / sea
- Excellent road access
- Close proximity to Cardiff City Centre and Cardiff Bay

OVERVIEW

The land comprises a level, surfaced area of approximately 1 acre, situated within the secure confines of the Port of Cardiff, located just 1 mile south of Cardiff City Centre.

The Port provides multimodal facilities, including quayside access capable of accommodating vessels of 35,000 DWT and a newly constructed rail loading facility to facilitate rail handling services. ABP has invested significantly in the port over the past few years, modernising infrastructure and supplying customers with specialist storage solutions and handling equipment. Existing occupiers on the Port include Valero, Cemex, Owens Group and EMR.

PORT SERVICES

The Port handles 1.7 million tonnes of goods annually and has expertise in the handling of steel, forest products and bulk cargoes.

The docks can accept vessels of varying sizes:

- Draught: up to 10.0m
- Beam: up to 26.0/27.0 m
- Length: 198m
- DWT: 35,000 tonnes.
- (ABP can provide separate handling services quotation on application)





Location

The property is strategically situated within the heart of Cardiff Docks in Cardiff Bay, approximately 1 mile south of Cardiff city centre. The site offers the opportunity for occupiers to benefit from access east to Junction 29 (9 miles) and 30 and west to Junction 33 (11 miles) of the M4 motorway via the A4232 dual carriageway. The Port benefits from rail access and direct quayside access is available to accommodate ships of up to 35,000 dwt. In close proximity is Cardiff Bay and Cardiff city centre (1 mile north).

ACCOMMODATION

Site Area 1 Acre (0.40 Hectare)

RENT

Quoting rent of £45,000 per acre per annum, equating to a rent of £45,000 per annum.

VAT charged in addition.

SERVICE CHARGE

While a service charge is not currently in place, ABP reserves the right to introduce one in the future in accordance with the terms of the lease.

TENURE

The site is available by way of a new Lease - period to be agreed.

LEGAL COSTS

Each party responsible for their own legal and professional costs.

SERVICES

Please note that there are no services connected to this site.

Interested parties are advised to make their own enquiries regarding connectivity, capacity and suitability of the same.



Neil Francis

M. 07766 511 983

Neil.francis@knightfrank.com



Henry Best

M. 07738 960012

henry@jenkinsbest.com



Kate Openshaw

M. 07592 112 070

Kate.Openshaw@jll.com