

# LAND AT CARGO ROAD PORT OF CARDIFF CARDIFF CF10 4LY

## SPECIFICATION

- Secure Port Environment 24 hour security
- Fully fenced, regular shaped site
- Level site with concrete and compact hardcore
- 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 1.5 acres, 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.



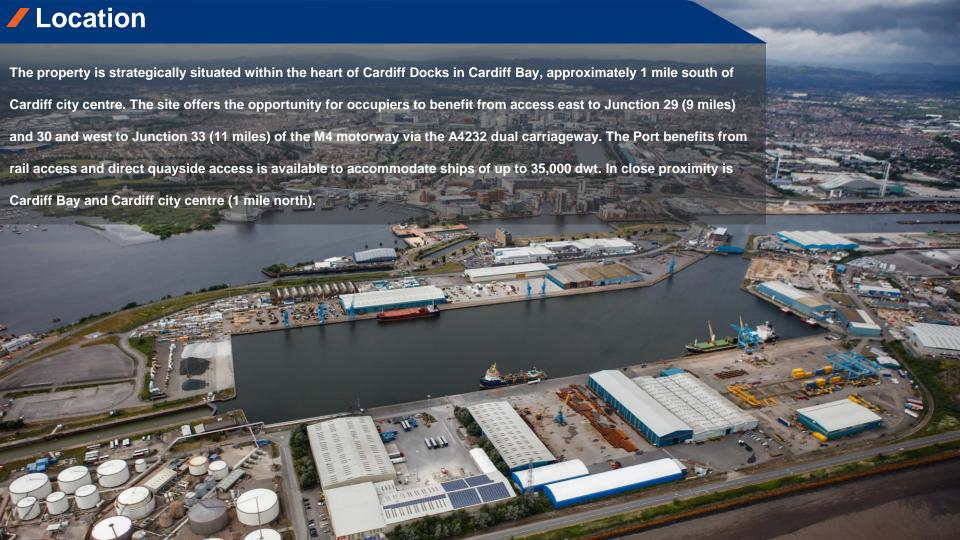
The Port handles 1.7 million tonnes of goods annually and has expertise in the handling of steel, forest products and bulk cargoes.

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)







### ACCOMMODATION

Site Area 1.5 Acres (0.60 Hectare)

### RENT

Quoting rent of £55,000 per acre per annum, equating to a rent of £82,500 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 services can be made available to the site.

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



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