

TO LET // SECURE YARDS // 1 – 4 ACRES // £35,000 PER ACRE (EXCL.)



**SITE AT QUEENS ROAD
SOUTH, PORT OF
CARDIFF, CARDIFF
CF10 4LU**

// SPECIFICATION

- Available as a whole or part (1 to 4 acres)
- Secure Port Environment - 24 hour security
- Regular shaped site with perimeter fencing and services
- Level site with concrete/ tarmac surface
- Multimodal connectivity – road / rail / sea
- Close proximity to Cardiff City Centre and Cardiff Bay

OVERVIEW

The land comprises a level, surfaced area of approximately 4 acres, situated within the secure confines of the Port of Cardiff, located just 1 mile south of Cardiff City Centre. The yard can be taken as a whole or as separate yards ranging from 1 to 4 acres.

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

Available individually or as one site (1 to 4 acres).

Please note that services can be made available to this site.

RENT

Price on Application.

VAT charged in addition.

SERVICE CHARGE

A service charge will be payable for the estate services provided - budget to be confirmed. (Subject to VAT at the standard rate).

SERVICES

Mains electricity and water are available to the property.

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

LEGAL COSTS

Each party responsible for their own legal and professional costs.

TENURE

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



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