

TO LET / WAREHOUSE UNIT & WORKSHOP / 7,902 SQ FT (with secure yard) (734 SQ M)



LONGSHIPS ROAD

**NORDIC HOUSE,
LONGSHIPS ROAD,
PORT OF CARDIFF**

/// roofs.lands.herds



UNDER REFURBISHMENT
AVAILABLE Q3 2026



CLOSE PROXIMITY TO
CARDIFF CITY CENTRE
AND THE M4



MULTI-MODAL
TRANSPORT
CONNECTIONS

DESCRIPTION

Well located self-contained site situated within secure port estate benefiting from 24 hour access.

The premises comprises two detached warehouse units totalling 7,902 sq ft on a self-contained site measuring 1.9 acres.

The main warehouse has a minimum eaves height of 5.5m rising to 7.8m at apex and is suitable for various potential uses. The outbuilding benefits from two level access roller shutter doors and has a minimum eaves height of 6m rising to 7m at the apex.

The yard benefits from a rolled hardcore surface and is level with fencing to the perimeter.



02

PORT OF CARDIFF

Cardiff is home to a wide range of resources that include specialist facilities for liquid bulks and a container terminal. The Port of Cardiff is 14 miles from the M4 and has direct links to the national rail network, making it an impressive multimodal location. It is also less than two and a half miles from the city centre, making it an ideal distribution centre.

ABP has invested significantly in the port over the past few years, modernising infrastructure and supplying customers with specialist storage solutions and handling equipment. Cardiff is also home to a wide range of resources that include specialist facilities for liquid bulks and a container terminal. The Port has significant development opportunities available for the design and construction of bespoke business space.



See more information on the Port of Cardiff at:

abports.co.uk/locations/cardiff/



ACCOMMODATION

Approximate areas and dimensions are as follows:

	SQ FT	SQ M
Main Warehouse	1,979	183.85
GF Office & Ancillary	1,924	178.74
FF Office	1,924	178.74
Out Building	2,075	192.68
TOTAL	7,902	734.01

7,902 SQ FT
(with secure yard)

PORT CAPABILITIES

Vessel Size (Max)
Length 10.0 metres
Beam 26/27 metres
Draft 10 metres



04

SPECIFICATION



5.5 METRES
MINIMUM EAVES
HEIGHT



OFFICE AND
WC FACILITIES



24/7 PORT
SECURITY



LEVEL ACCESS
LOADING DOORS
(3.2M X 4.5M &
4.2M X 4.7M)



HGV ACCESS

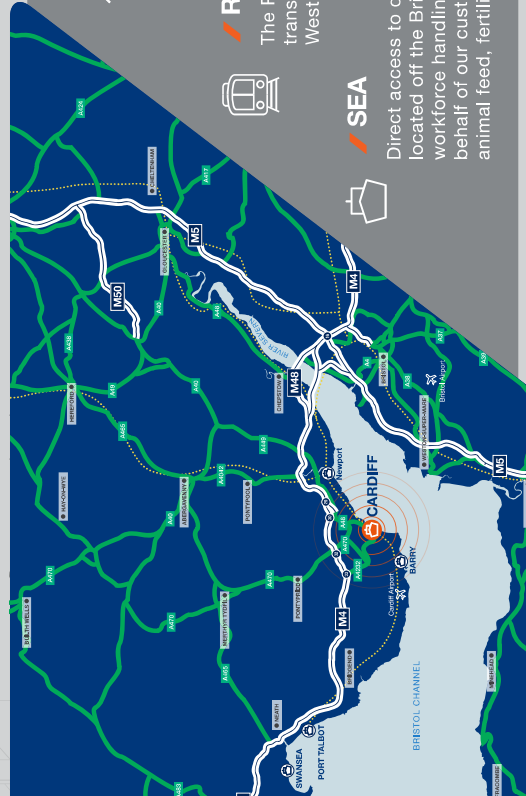


MANNED
SECURITY GATE/
ENTRANCE

LOCATION

The property is strategically situated within 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).



ROAD

M4 - J30 14 miles
M4 - J33 15 miles
M5 - J16 36 miles



RAIL

The Port benefits from adjacent rail access to allow transportation of freight and products via the Great Western mainline.



SEA

Direct access to deep-water berths. The Port is strategically located off the Bristol Channel. Experienced stevedore workforce handling various globally traded commodities on behalf of our customers, including steel, timber, aggregates, animal feed, fertilisers, and mineral products.

LEASE TERMS

The property is available on a leasehold basis for a term of years to be agreed.

QUOTING RENT

£95,000 per annum plus VAT.

EPC

Energy performance certificates are available on request.

BUSINESS RATES

On application.

FOR INFORMATION

For further details please contact the Joint Agents.

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abports.co.uk/property/opportunities/

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