

TO LET // INDUSTRIAL / WAREHOUSING UNIT // 124,642 SQ FT // POA



**H SHED, COMPASS
ROAD, PORT OF
CARDIFF, CARDIFF,
CF10 4EW**

// SPECIFICATION

- 124,642 sq ft unit on a 4.05-acre site
- 2x 10 tonne gantry cranes internally
- Secure Port Environment - 24-hour security
- Multimodal connectivity – road / rail / sea
- Close proximity to Cardiff City Centre and Cardiff Bay
- Available on flexible lease terms

OVERVIEW

H Shed is a 124,642 sq ft industrial/ warehousing unit across 4 bays on the Port of Cardiff. The unit sits on a site of 4.05 acres with a dedicated external yard 1.00 acre. The unit benefits from a minimum internal eaves height of 10.10m and an apex of 12.55m, with a total of 5 loading doors. The unit also benefits from 2x 10 tonne gantry cranes.

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

Unit of 124,642 sq ft on a site of 4.05 acres with a 1.00 acre yard.

- Bay 1 – 30,753 sq ft
- Bay 2 – 28,025 sq ft
- Bay 3 – 34,464 sq ft
- Bay 4 – 31,401 sq ft
- Total – 124,642 sq ft

RENT

Price on Application.

VAT charged in addition.

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 property will only be available on flexible lease terms – terms are to be agreed.



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