



Unit 1, Hunters Industrial Estate, Seawall Road, Cardiff, CF24 5TH

Industrial / Warehouse For Sale

Summary

Tenure	For Sale
Available Size	7,445 sq ft / 691.66 sq m
Price	Exclusive
Service Charge	N/A
Rates Payable	£18,124.50 per annum based on 2023 Valuation
Rateable Value	£32,250
EPC Rating	E (109)

Key Points

- Well located industrial / engineering unit
- Excellent road links
- New single level electric roller shutter door
- Fenced & gated compound / yard
- Close proximity to Cardiff city centre and Cardiff Bay
- Warehouse - minimum eaves height 3.65 metres
- Separate pedestrian entrance

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Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	E (109)

Description

A rare opportunity to acquire a freehold industrial unit - available with vacant possession

Location

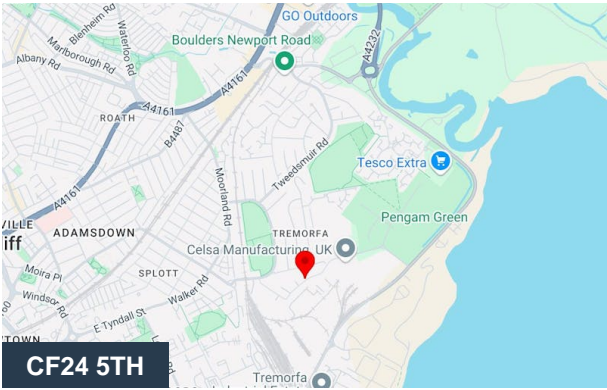
Seawalls Road is strategically located 3.5 miles to the south east of Cardiff city centre and less than 2 miles from Cardiff Bay. The main / adjoining occupier is Celsa Steel UK, others include HORAN, and Glamorgan White Lining. The unit benefits from excellent access via the A4232, Ocean Way, and Rover Way and is located in close proximity to ABP Port of Cardiff.

Specification

- Integral office and welfare accommodation
- Warehouse - minimum eaves height 3.65 metres
- Single level roller shutter door
- Yard / fenced and gated compound

Terms

Unit 1 is available to purchase freehold or alternatively is available by way of a new Lease - for a term of years to be agreed.



Viewing & Further Information



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