



Unit K1, South Point Industrial Estate, Clos Marion, Cardiff, CF10 4LQ

Well located Industrial / Warehouse To Let - excellent road links

Summary

Tenure	To Let
Available Size	3,765 sq ft / 349.78 sq m
Rent	£28,250 per annum per annum Excl. VAT payable in addition.
Service Charge	Current estate service charge budget contribution for Unit K1 to be confirmed.
Rates Payable	£10,650 per annum based on 2023 Valuation
Rateable Value	£18,750

Key Points

- Modern light industrial / warehouse
- Excellent road links - new A4232 link to Cardiff Bay
- 1 No. level roller shutter door
- Close proximity to Cardiff city centre and Cardiff Bay
- Full height warehouse accommodation with integral office

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VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Building insurance premium to be confirmed.
EPC Rating	D (77)

Description

K1 is a modern business / warehouse unit - designed and constructed to provide full height warehousing / production alongside functional office and welfare space over 2 storeys.

Location

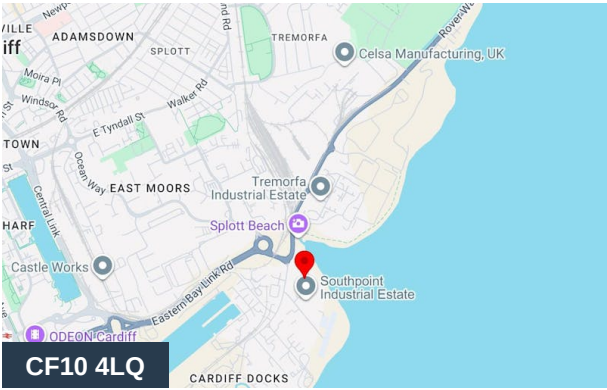
South Point is strategically located 1.5 miles to the south of Cardiff city centre and less than 1 mile from Cardiff Bay. The estate benefits from excellent access via the A4232, Ocean Way, and Rover Way and is located next to the entrance to ABP Port of Cardiff and Cardiff Heliport. Occupiers in the immediate vicinity include SIG, ERIKS, Portacabin, and Bagnalls.

Specification

Modern warehouse, end of terrace unit.
Warehouse - minimum eaves 5.35 metres, rear loading with single roller shutter door width 3.5 metres, height 4.5 metres.
3 Phase electric supply
Purpose built integral office and ground and first floor, with kitchen, WC. Separate pedestrian access.

Terms

Unit K1 is available from January 2026 by way of a new full repairing and insuring Lease for a term of years to be agreed.



Viewing & Further Information



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