



Unit P1

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

Well Located End of Terrace Unit

1,599 sq ft
(148.55 sq m)

- Well located near Cardiff Bay and Cardiff City Centre
- Allocated Car Parking
- Good eaves height of 5.3 metres rising to an apex of 6.3 metres
- Situated in close proximity to the South Wales Road Network

Unit P1, South Point Industrial Estate, Clos Marion, Cardiff, CF10 4LQ

Summary

Available Size	1,599 sq ft
Rent	£15,000 per annum
Rates Payable	£4,941.60 per annum
Rateable Value	£8,700
Service charge	£1,400.00 per annum
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (88)

Description

Unit P1 is an end terrace industrial unit of steel portal frame construction, with external brick elevations on the front and rear to circa 2 metres and insulated steel sheeting to the remainder.

Internally, the property has painted blockwork elevations which separates the unit from its neighbouring property. The roof is pitched and cladded with steel sheeting and with 10% coverage of translucent panels.

Location

Unit P1 is located on South Point Industrial Estate, just off Foreshore Road, approximately 2 miles South East of Cardiff City Centre.

There is easy access to the M4 via the A48 (Rover Way) and the A432 dual carriageway. Ocean Way gives direct access to the City Centre.

Surrounding occupiers include Steer IT Solutions, Ceaton Security, CBOF Group and SIG Distribution.

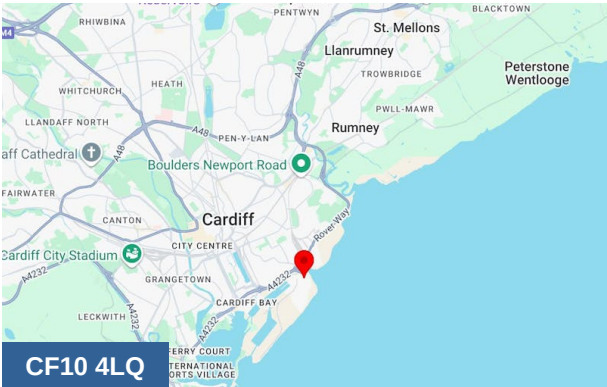
Accommodation

The accommodation comprises the following areas:

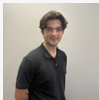
Name	sq ft	sq m	Availability
Unit	1,599	148.55	Available

Terms

The property is available by way of a new lease, terms to be agreed.



Viewing & Further Information



Max Wood
02920346336
max.wood@coark.com



Samuel Lynn
02920 346342
Samuel.lynn@coark.com