



Land at Roath Dock, Port of Cardiff, Roath Dock, Cardiff, CF10 4LY

Open storage site available on flexible terms.

Summary

| | |
|-----------------------|---|
| Tenure | To Let |
| Available Size | 1 Acres / 0.40 Hectares |
| Rent | £45,000 per annum |
| Service Charge | While a service charge is not currently in place, ABP reserves the right to introduce one in the future in accordance with the terms of the lease |
| Business Rates | To be assessed |
| EPC Rating | EPC exempt - No building present |

Key Points

- Secure Port Environment - 24 hour security
- Level site with rolled stone surface
- Excellent road access
- Regular shaped site with perimeter fencing (heras)
- Multimodal connectivity - road/rail/sea
- Close proximity to Cardiff city centre and Cardiff Bay

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| Service Charge | While a service charge is not currently in place, ABP reserves the right to introduce one in the future in accordance with the terms of the lease |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| Estate Charge | Annual premium to be confirmed |
| EPC Rating | EPC exempt - No building present |

Description

Well located secure site benefitting from excellent road links.

Location

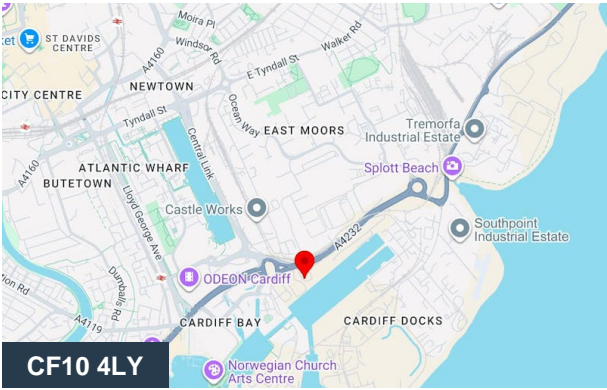
The property is strategically situated within the heart of Cardiff Docks in Cardiff Bay, approximately 1 mile south of Cardiff city centre. The site offers the opportunity for occupiers to benefit from access east to Junction 29 (9 miles) and 30 and west to Junction 33 (11 miles) of the M4 motorway via 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).

Specification

Well located compound - rolled stone surface with heras perimeter fencing. Please note that there are no services or utilities connected to this site.

Terms

The site is available by way of a new Lease - for a period to be agreed.



Viewing & Further Information



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