



**TO LET**

CR2, Compass Road,  
Cardiff, **CF10 4LY**

## Well located industrial open storage site with small unit - New Lease available

- Secure Port Environment - 24 hour security
- Regular shaped site with perimeter fencing
- Multimodal connectivity - road/rail/sea
- Excellent road access
- Site includes portal frame unit of circa 2,000 sq ft
- Power and water available



### Size

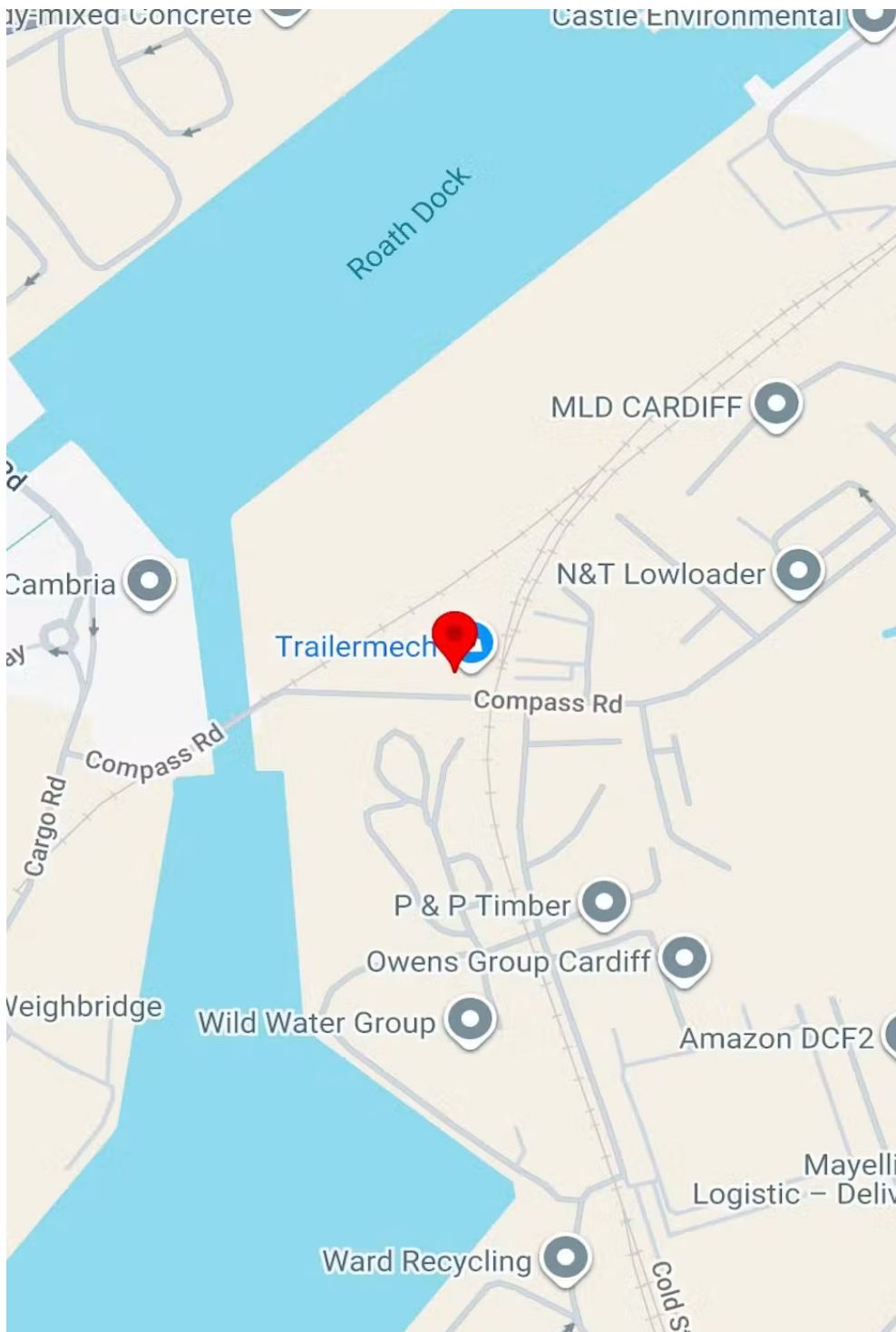
1.50 Acres (0.61 Hectares)

### Rent

£90,000 per annum payable quarterly in advance

## 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).



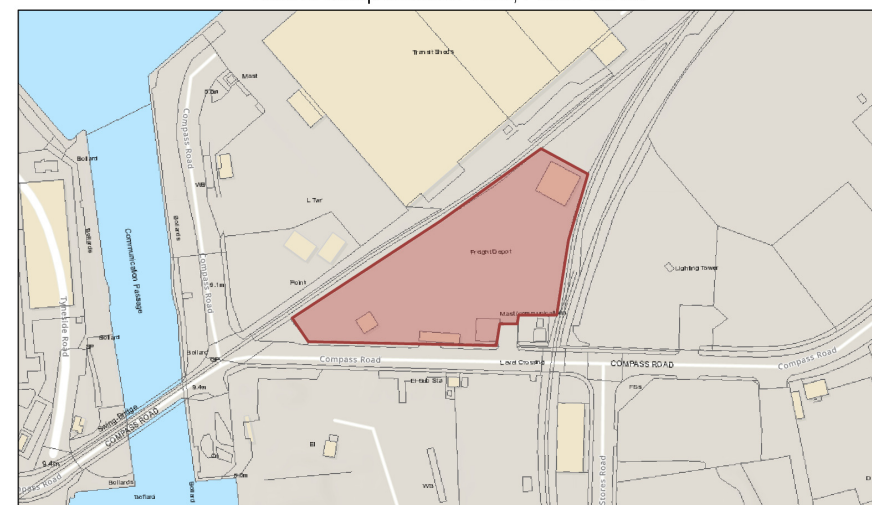
Well located secure site benefitting from services and a small unit of circa 2,000 sq ft.

- Level site - rolled hardcore
- Fenced and gated
- Services include electric and water
- Small portal frame unit of circa 2,000 sq ft



EPC: EPC exempt -  
No building present

Land at Compass Road West, Port of Cardiff



21/09/2026, 15:13:58

CartographicText

—— TopographicLine

World\_Hillshade

1:2,250

0 0.01 0.02 0.04 mi  
0 0.02 0.04 0.07 km

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, COAH, N Robt  
NCEAS, NLS, DS, NMA, Geodatenline, Rijnswaart, GSA, GE  
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Associated British

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Sat Nav. CF10 4LY



## Terms

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

## Rent

£90,000 per annum payable quarterly in advance

## Lease Terms

New Lease Term of years to be agreed

## Business rates

Rates Payable: To be assessed

## Legal Costs

Each party to bear their own costs

## EPC

EPC exempt - No building present

## VAT

Applicable

## Availability

Available Immediately

## Contact

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Best**  
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Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.

All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

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All terms quoted exclusive of VAT unless otherwise stated.

### Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.