



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

Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	7,445 sq ft / 691.66 sq m
Rent	£37,255 per annum
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
- Warehouse - minimum eaves height 3.65 metres
- Separate pedestrian entrance
- Close proximity to Cardiff city centre and Cardiff Bay
- New single level electric roller shutter door
- Fenced & gated compound / yard

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Rateable Value	£32,250
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Premium to be confirmed
EPC Rating	E (109)

Description

Industrial / engineering unit with yard area.

Location

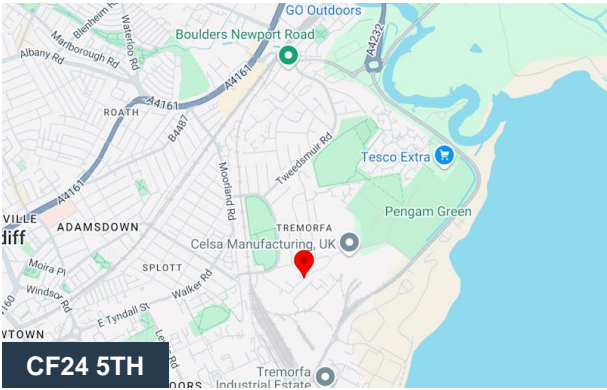
Seawalls Road is strategically located 3.5 miles to the south east of Cardiff city centre and less than 2 miles from Cardiff Bay. The main / adjoining occupier is Celsa Steel UK, others include HORAN, and Glamorgan White Lining. The unit benefits from excellent access via the A4232, Ocean Way, and Rover 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
- New single level electric roller shutter door
- Yard / fenced and gated compound

Terms

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



Viewing & Further Information



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