



LIGHT INDUSTRIAL / TRADE COUNTER TO LET

32 BESSEMER ROAD

Cardiff, CF11 8BA

INDUSTRIAL UNIT TO LET BY WAY OF ASSIGNMENT

5,119 SQ FT (475.57 SQ M)

NEWMARK

Lease Assignment

32 Bessemer Road, Cardiff, CF11 8BA

Summary

Available Size	5,119 sq ft
Passing Rent	£28,400 per annum
Rates Payable	£15,194 per annum
Rateable Value	£26,750
Service Charge	Upon Enquiry
Car Parking	Upon Enquiry
VAT	Applicable. All figures quoted are exclusive of V.A.T. where applicable.
Legal Fees	Each party to bear their own costs
EPC Rating	C (59)

Description

The property comprises a traditional industrial warehouse with trade counter/sales and ancillary office accommodation.

The unit is constructed of a steel portal frame with brickwork/blockwork elevations under traditional sheet roofing panels with 10% roof lights.

The property benefits from a sales area at ground floor, meeting room, large warehouse at the rear with offices and staff room at first floor level.

Pedestrian access leads into the sales area and vehicular access is via the automatic roller shutter door to the right hand side. The property has a small parking apron with three spaces.

Location

The property occupies a prime position on Bessemer Road, approximately 1.5 miles south-west of Cardiff city centre. Bessemer Road is a well-established and highly sought-after warehouse, trade counter, and industrial location, home to a strong mix of local and national occupiers.

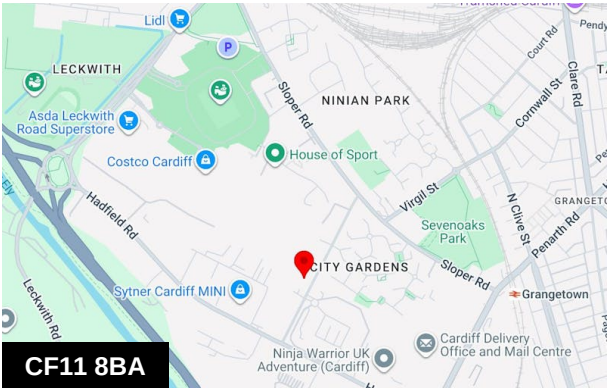
Nearby occupiers include Hertz, GSF Car Parts, ML Signs, and City Plumbing, reinforcing the area’s commercial appeal. The property is also less than 100 metres from Hadfield Road and Penarth Road, a key commercial hub where all major national car dealerships are represented alongside numerous trade counter operators.

Positioned directly opposite Bessemer Road Wholesale Fruit Market, the property benefits from excellent visibility and a consistently high level of passing trade

Accommodation

The property comprises a traditional mid terrace industrial warehouse with trade counter/sales and ancillary office.

Name	Floor/Unit	Size	sq ft	sq m	Availability
Mezzanine - Office and staff break out area	Mezzanine	393 sq ft	393	36.51	Available
Ground	Ground	4,726 sq ft	4,726	439.06	Available



Viewing & Further Information

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