



To Let

A well located, secure, fenced and surfaced site of 3.36 acres with a unit of 2,373 sq ft on the site.

- Located 1.3 miles from Cardiff City Centre
- Secure and fenced site with a tarmacadam surface
- An on-site 2,373 sq ft unit
- Total site area of 3.36 acres

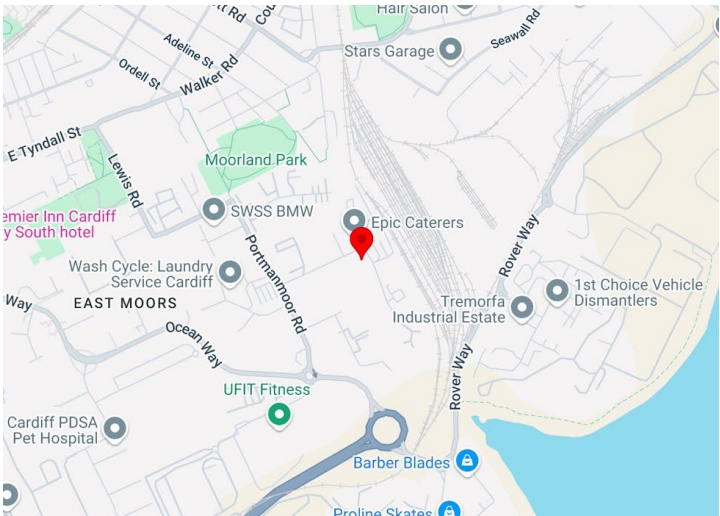
Yard

Pacific Business Park, Cardiff, CF24 5HJ

3.36 Acres

1.36 Hectares

Reference: #300893



Summary

Available Size	3.36 Acres / 1.36 Hectares
EPC	Upon enquiry

Location

The property is a well located yard area just off of Ocean Way, a prime industrial location in Cardiff. The subject is locate 1.3 miles away from Cardiff city centre and would provide occupiers with excellent transport links throughout the city and the wider region with Junction 29 of the M4 Motorway only 6 miles away via Roover Way, the A4232 and the A48.

Occupiers in the immediate vicinity include Wolf Studios, SA Brains, Princes Group, Huntleigh Healthcare and Speedy Services with a number food outlets including Greggs and Subway.

Description

The yard area extends to 3.36 acres and is largely regular shape with a 2,373 sq ft unit for covered storage. The yard is level and surfaced with tarmacadam, benefitting from secure perimeter fence/ wall and a gated access point. The yard area also benefits from external lighting.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	2,373	220.46	Available
Outdoor	146,361.60	13,597.44	Available
Total	148,734.60	13,817.90	

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