



Land at Cargo Road, Port of Cardiff, Locks Road, Cardiff, CF10 4LY

Yard To Let

Summary

Tenure	To Let
Available Size	1.50 Acres / 0.61 Hectares
Rent	£82,500 per annum payable quarterly in advance
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 tarmac and compact hardcore
- Excellent road access
- Regular shaped site with perimeter fencing
- Multimodal connectivity - road/rail/sea
- Close proximity to Cardiff city centre and Cardiff Bay

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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

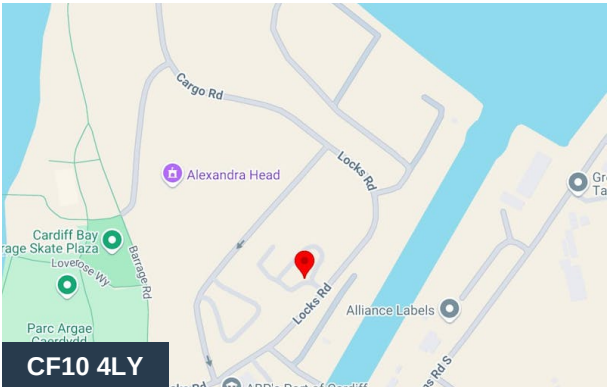
The property is strategically situated within the heart of Cardiff Docks in Cardiff Bay, approximately 1 mile south of Cardiff city centre. The site offers the opportunity for occupiers to benefit from access east to Junction 29 (9 miles) and 30 and west to Junction 33 (11 miles) of the M4 motorway via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