



Unit G4, South Point Industrial Estate, Clos Marion, Cardiff, CF10 4SP

Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	3,200 sq ft / 297.29 sq m
Rent	£22,500 per annum
Service Charge	£2,170 per annum plus VAT budget for year ending March 2025
Rates Payable	£8,430 per annum based on 2023 Valuation
Rateable Value	£22,500

Key Points

- Modern light industrial / warehouse
- Excellent road links - new A4232 link to Cardiff Bay
- 1 No. level roller shutter door
- Close proximity to Cardiff city centre and Cardiff Bay
- Full height warehouse accommodation with integral office

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Service Charge	£2,170 per annum plus VAT budget for year ending March 2025
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£355 per annum premium for year ending December 2024
EPC Rating	C (67)

Description

Modern warehouse
Mid-terrace unit.
Warehouse - minimum eaves height 4.7 metres, maximum eaves 6.6 metres.
1 No. level roller shutter door
3 Phase electric supply
Office, kitchen, WC
Available early 2025

Location

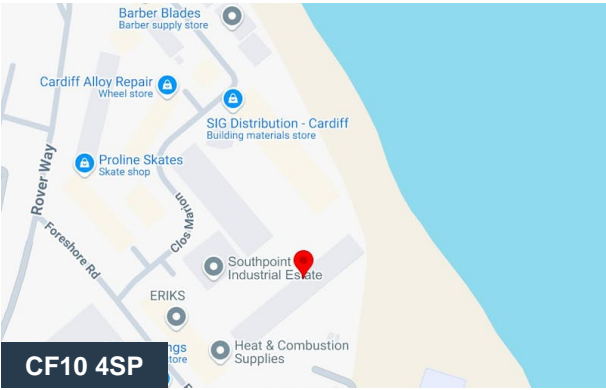
South Point is strategically located 1.5 miles to the south of Cardiff city centre and less than 1 mile from Cardiff Bay. The estate benefits from excellent access via the A4232, Ocean Way, and Rover Way and is located next to the entrance to ABP Port of Cardiff and Cardiff Heliport. Occupiers in the immediate vicinity include SIG, ERIKS, Portacabin, and Bagnalls.

Specification

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Office, kitchen, WC

Terms

Unit G4 is available from early 2025 by way of a new full repairing and insuring Lease for a term of years to be agreed.



Viewing & Further Information



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