



Unit 20 Ely Distribution Centre

Cardiff, CF5 5NJ

For Sale: Industrial unit in a well established trading location

10,399 sq ft
(966.10 sq m)

- Established commercial location
- Well located with good transport links into Cardiff City Centre
- WC and Welfare Facilities
- Eaves of 4.45 metres
- Sufficient office/storage space
- Freehold

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Summary

Available Size	10,399 sq ft
Price	Offers from £650,000
Rates Payable	£1.87 per sq ft
Rateable Value	£34,250
VAT	Not applicable
EPC Rating	D (97)

Description

The property is of steel portal frame construction, with brick elevations to circa 2 metres and steel sheeting to the remainder. The roof is pitched and clad with steel sheeting.

Access is provided via an electronic roller shutter door at the front of the site, with a pedestrian access on the eastern side of the unit. Internally, the unit presents well, with the warehouse providing storage and distribution space, alongside a number of small storage rooms/offices which run across the eastern elevation. There is a mezzanine above this, which provides further office and welfare space.

The unit has an eaves height of 4.45 metres rising to an apex of 5.47 metres

Location

Ely Distribution Centre in Cardiff is an industrial area located in Ely, about 4 miles west of the city centre.

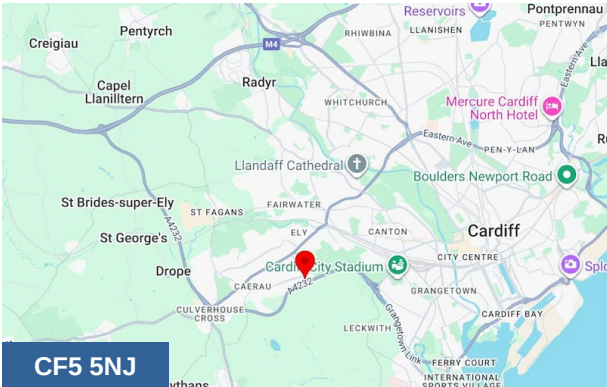
The area benefits from good transport links, including nearby bus routes and a train station. Local amenities such as supermarkets, healthcare, and schools are within easy reach.

The area is largely dominated by several automotive repair and service businesses with surrounding occupiers including Red Line Auto Repair Centre, Cardiff MOT and Repair and Argyle Autos.

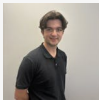
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	8,305	771.56	Available
Mezzanine - First Floor	2,094	194.54	Available
Total	10,399	966.10	



Viewing & Further Information



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