

# To Let

## Industrial / Warehouse Unit

West Point Industrial Estate, Penarth Road, Cardiff  
CF11 8JQ

---



Image taken March 2018

- ◆ Mid terraced industrial unit close to Penarth Road
- ◆ Gross internal area of 217 sq m (2,336 sq ft)
- ◆ Mezzanine floor of 186 sq m (2,000 sq ft)
- ◆ 4 car parking spaces

**Neil Francis**  
[neil.francis@knightfrank.com](mailto:neil.francis@knightfrank.com)

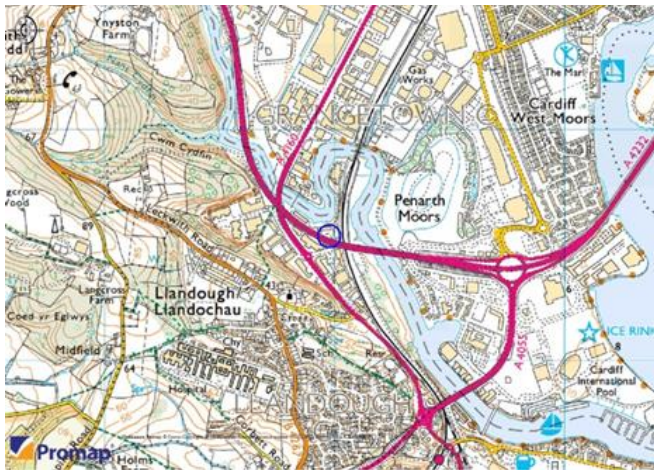
**Grace Shackell**  
[grace.shackell@knightfrank.com](mailto:grace.shackell@knightfrank.com)

## LOCATION

West Point is located off Penarth Road (A4160), one of the main arterial routes into Cardiff City centre.

The estate is situated approximately 3 miles South West of the City Centre and is visible from the A4232 peripheral distributor road that provides a direct link to Junction 33 of the M4 Motorway, approximately 8 miles to the North West.

Local occupiers include a mixture of trade counter, industrial, car showroom and retail occupiers including Porsche, Ferrari, Maserati, Bathstore.com, 3D Flooring, SET Office Stationers and A Plant Hire.



## DESCRIPTION

This mid terraced industrial unit is of steep portal frame construction with brickwork to lower elevations and profiled steel cladding to upper elevations and the pitched roof.

Internally, the warehouse offers open space with a minimum height of 4.5m. Accessed via a level access door to the front elevation.

In addition, there is a steel mezzanine that provides first floor storage/office accommodation.

4 car park spaces are allocated to the front of the unit.

## ACCOMMODATION

The property has a gross internal area of 217 sq m (2,336 sq ft).

The mezzanine floor is 186 sq m (2,000 sq ft).

## SERVICE CHARGE

The occupier is to contribute to a proportion of the Estate's service charge for costs incurred in the maintenance and upkeep of common areas.

## TENURE

Available to let on a new lease for a term of years to be agreed.

## RENT

Quoting £23,000 per annum.

## VAT

All figures quoted exclusive of VAT.

## RATEABLE VALUE

Warehouse and Premises £12,750 (2017 List)

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C73. Certificates available upon request.

## VIEWING

For further information and to arrange an inspection, please contact the sole agents:

**Neil Francis** **029 2044 0147**

**Grace Shackell** **029 2044 0140**

**April 2018**

IMPORTANT Notice Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Photo's dated 05.03.18. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names.