

To Let

Unit 5, Quay Point, Ocean Way,
Cardiff, CF24 5HF

Photograph taken September 2017



Trade Counter / Warehouse Unit
241 sq m (2,591 sq ft)

PROPERTY FEATURES

- Modern mid-terrace unit
- Gross internal area of 241 sq m (2,591 sq ft)
- Single storey office accommodation
- First floor mezzanine storage of 66.72 sq m (718 sq ft)
- Minimum eaves height of 6.5m

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LOCATION

Quay Point is situated within Ocean Park, an established business and commercial location to the South of Cardiff City Centre, and is accessed via Ocean Way.

Junction 33 of the M4 Motorway can be accessed via the A4232 to the west and Junction 29/30 via the A48 to the East.

Occupiers within the area include Premier Inn, Tool Station, The Electric Centre, Euro Car Parts, Greggs and Barnados.



DESCRIPTION

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

Internally the unit is split into warehouse space and office accommodation with a separate kitchen and two WC's on the ground floor. The minimum height is 6.5. The warehouse has a level access door to the parking area and an electric roller shutter door for loading.

The first floor has the addition of a mezzanine level that includes further storage/office space.

For further details please contact:



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ACCOMMODATION

Description	Sq M	Sq Ft
Warehouse	240.74	2,591
GF Office	38.92	429
TOTAL	240.74	2,591

In addition there is a first floor mezzanine storage of 66.72 sq m (718 sq ft)

SERVICES

We understand that all main services are available to the property.

TERMS

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

RENT

On application

SERVICE CHARGE

A service charge is payable for the maintenance of common parts of the estate.

RATEABLE VALUE

The Rateable Value is £16,750 (2017)

EPC

The property has an EPC rating of D.

VAT

VAT will be applicable on all costs.

VIEWING/FURTHER INFORMATION

Please contact Sole Agents Knight Frank.

December 2017 – subject to contract

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