

INDUSTRIAL UNIT FOR SALE (MAY LET)

Cardiff

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PROPERTY CONSULTANTS



END TERRACE INDUSTRIAL UNIT WITH YARD ON ESTABLISHED INDUSTRIAL ESTATE

Unit 18
Ely Distribution Centre
Arglye Way
Cardiff
CF5 5NJ

9,531 sq ft (885.45 sq m)

Self contained yard
Good links to M4 via A4232
High eaves height
High standard of amenities



Unit 18 Ely Distribution Centre, Argyle Way, Cardiff, CF5 5NJ

Location

The property is located on the Ely Distribution Centre estate positioned on the edge of a residential suburb to the west side of Cardiff and is accessed via Cowbridge Road West. Junction 32 of the motorway is accessed via the A4232 dual carriage-way which is approximately 0.5 miles from the subject property. Cardiff city centre is located approximately 3.5 miles east of the subject property.



Description

The property comprises an end of terrace, steel clad steel portal frame unit which has been extended to provide additional industrial and ancillary accommodation.

Internally the unit provides warehouse accommodation with a working maximum height of 10.16m in the main warehouse space. The unit also benefits from roller shutter door access (3.79m W x 4.19m H). The unit was previously used as a television production studio and has extensive ancillary accommodation fitted out to a high standard.

The ground floor includes a kitchen/breakout room, storage cupboard, well-appointed male WC and female WCs.

The first floor comprises five office rooms, one with sink, kitchen/breakout room, well-appointed shower room and a reception area. The first floor provides direct access to the yard on the western elevation. There are also male and female temporary toilets located on the first floor, which are not included in the measurements below.

The ancillary accommodation benefits from UPVC double glazing, gas central heating with wall mounted radiators, laminated floors and fluorescent lighting.

Accommodation

Area	Sq ft	Sq m
Ground floor warehouse	7,056	655.52
First Floor Ancillary	2,475	229.93
TOTAL	9,531	885.45

All measurements are approximate Gross Internal Areas.

The property also benefits from a self contained yard measuring approximately 0.029 hectares (0.047 acres).

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

We understand that the accommodation has planning consent for industrial but all interested parties should make their own enquiries to the Planning Department of Cardiff Council. Tel: 029 2087 2087 or www.cardiff.gov.uk

Tenure

The accommodation is held Freehold.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Rent/Price

Quoting Price
£290,000 exclusive.

Quoting Rent
On application.

Business Rates

The Valuation Office (VO) website shows a rateable value for this unit of £25,250 per annum as at April 2010.

Interested parties should make their own enquiries to Cardiff Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

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References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

Energy Performance Certificate

The energy performance certificate rating is C (64). The full certificate and recommendations can be provided on request.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasebusinesspremises.co.uk.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

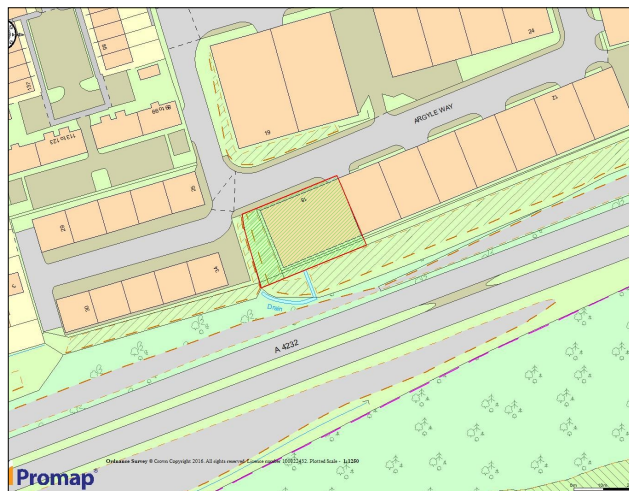
VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Subject to Contract

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3BA. A list of all Members is available at the registered office.



Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

Alder King Property Consultants

18 Park Place
Cardiff
CF10 3DQ

www.alderking.com

Owen Young

029 2038 1996
oyoung@alderking.com

Scott Jones

029 2039 1468
sjones@alderking.com

Ref: OY/83686

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