



**CUSHMAN &
WAKEFIELD**

INDUSTRIAL – TO LET
Allied Industrial Park
Seawall Road, Cardiff CF24 5PH



1.05 acres (0.42 hectares)

Property Highlights

- Vacant industrial / storage site
- Secure perimeter fencing
- Within an established industrial location
- Available immediately.

Location

Allied Industrial Park is situated on Seawall Road, which is approximately 3 miles south east of Cardiff City Centre in the Tremorfa area of Cardiff Bay, a predominantly industrial area. The site is located on the western side of Seawall Road, which is accessed via Rover Way.

The site is adjacent to Pickfords and Celsa, with Tremorfa Steel Works approximately 500m to the south.

Description

The site occupies a prominent position at the junction of Seawall Road and South Park Road and offers a level and relatively regular shaped site, benefiting from secure perimeter fencing. The site is served by a one-way estate road, which partly cuts through the site.

The site is available with vacant possession.

For more information, please contact:

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cushmanwakefield.com



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Area

The site offers an industrial storage space of 0.42 ha (1.05 acres).

Services

We understand that all mains services are available to the site, including 3 electricity substations and a gas governor. Interested parties are advised to make their own enquiries regarding suitability and capacity.

Planning

We are not aware of any detailed planning consents however the area is zoned for employment use, within Classes B1, B2 and B8.

Rent

£30,000 per annum.

Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

VAT

VAT will be charged on all costs.

Legal Costs

Each party to bear their own legal and surveyors costs incurred in the transaction.

Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

Viewing

For further information and to arrange an inspect, please contact the joint agents:

Cushman & Wakefield

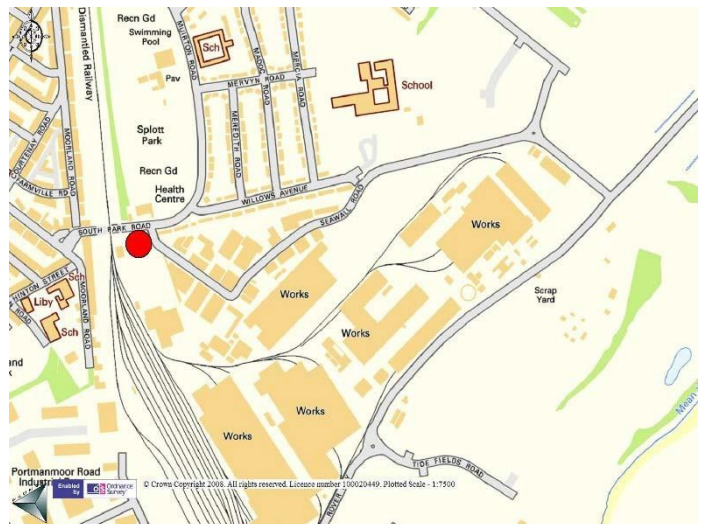
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