

Watts & Morgan

FOR SALE



Offers Over £295,000

Unit 11 Ely Distribution Centre, Argyle Way Cardiff CF5 5NJ

- Immediately available for sale an end of terrace industrial/ warehouse unit providing approximately 298.6 sq.m (3,216 sq.ft) Gross Internal Area of accommodation.
- Situated on an established industrial estate to the west of Cardiff City Centre enjoying good links to the M4 Motorway network at Junction 33 via the A4232 carriageway.
- Immediately available for sale Freehold tenure and with full vacant possession inviting offers in excess of £295,000

Location

The property is located on the Ely Distribution Centre a small privately owned industrial estate located to the west of Cardiff City Centre. The estate is accessed just off Heol Trelai which is located just off the A48 dual carriageway with the M4 Motorway lying approximately 4 miles to the north via the A4232 dual carriageway.

Description

The property briefly comprises of a modern end of terrace industrial/workshop unit built to a traditional standard of construction around a steel portal frame providing clear span with 4.4m to eaves and 5.5m to apex.

The property is constructed with brick and blockwork to lower elevations, single skin steel cladding to upper elevations and a single skin asbestos clad pitched roof incorporating translucent light panels.

The property includes an internally constructed office/ancillary block with additional mezzanine office/ancillary space over.

The property has the benefit of all mains services connected including Three-phase electricity and mains gas.

Accommodation

The property briefly provides the following accommodation: -

Industrial/warehouse space – 260 sq.m (2,801 sq.ft)

Office/ancillary space – 38.6 sq.m (415 sq.ft)

Total building footprint – 298.6 sq.m (3,216 sq.ft)
Gross Internal Area.

An additional mezzanine floor area provides a further 36.6 sq.m (394 sq.ft) Gross Internal Area of accommodation.

Tenure

The property is to be sold Freehold tenure and with full vacant possession.

Sale Price

Offers in Excess of £295,000 are invited.

VAT

VAT is payable on the sale price.

EPC

Energy Rating - Band D

Legal Costs

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

Anti-Money Laundering

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Viewing

Strictly by appointment only through sole letting/selling agents:

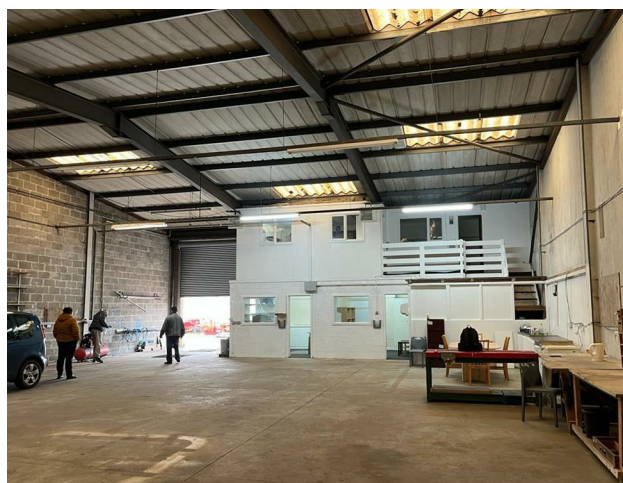
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