

TO LET

Prime Distribution/ Production Facility

PRINT WORKS

**Pacific Road
Pacific Business Park
CARDIFF CF24 5HJ**

- Prime distribution / commercial location
- Close proximity to Cardiff city centre and Cardiff Bay
- Self-contained secure site
- Available as a whole or can be sub-divided
- Requirements from 11,078 sq ft (1,029.2 sq m)

44,117 sq ft (4,098.7 sq m)

On a site of circa 4.03 acres (1.63 ha)



Location:

The Print Works is located within the prime commercial area of Ocean Park approximately one mile south of Cardiff city centre. Located on Pacific Business Park the property benefits from excellent road access - the M4 is accessed via the A4232 (PDR) at Junction 33 in the west, and via the A48(M) to Junctions 29 and 30 in the east. A new link has recently been constructed enhancing access to both Cardiff Bay and the A4232. The Port of Cardiff (ABP) is in close proximity along with notable occupiers including Brains, Huntleigh Healthcare, Bad Wolf Studios, Princes Drinks, Speedy Hire, and DVS.

Description:

Well secured self-contained fenced site of circa 4 acres in total with a purpose built steel frame detached former print works, providing a mix of high quality warehouse / manufacturing space and office accommodation. There is 100% circulation around the building and large external car parking, loading and storage areas.

Accommodation:

Main Warehouse	13,030 sq ft	(1,210.6 sq m)
Offices	17,828 sq ft	(1,656.3 sq m)
Plant Room	2,181 sq ft	(202.6 sq m)
High Bay Warehouse	6,758 sq ft	(627.9 sq m)
Small Warehouse	4,320 sq ft	(401.3 sq m)
TOTAL	44,117 sq ft	(4,098.7 sq m)
<i>Gross Internal Area</i>		

- Main Warehouse;
 - Portal frame, min.eaves height 6.5 metres, max. eaves 10 metres
 - Single level roller shutter door - height 4.5 metres
- High Bay Warehouse;
 - Portal frame, min. eaves height 19.0 metres
- Small Warehouse;
 - Portal frame, min. eaves height 7.0 metres, max eaves 10 metres
 - Single level access door - height 4.5 metres

Offices;
 Mix of open plan and cellular offices over 4 storeys
 21 person passenger lift, WC facilities on each floor



Terms:

New Lease/s available - Full Repairing & Insuring Basis

Rent:

From £5.50 per sq ft Excl.
 VAT Payable in addition.

Rateable Value:

Complex currently assessed as a whole;
 RV £280,000 (2017 List)
 Multiplier 51.4 pence (2018/19) Rates payable £143,920 pa. Excl.

Estate Service Charge;

An estate / building service charge is to be levied for maintenance of the common areas of the building / site (if sub-divided).

User:

B1(c), B2 or B8 Use Classes only.

Energy Performance Certificate;

Grade E - Rating 107, copy available.

Legal Costs:

Each party will be responsible for their own legal costs.

Further Information:

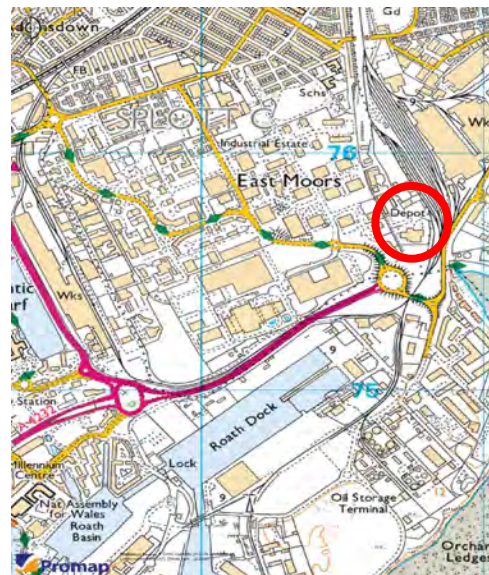
For further information please contact the sole agents, contact details below;

Viewing:

Strictly by appointment through the sole agents;

Contact:

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Subject to Contract September 2018
 Annotated Aerials & Plans - for illustration purposes only



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