Jenkins Best

Land
# TO LET



## Site, Allied Industrial Park, Seawall Road, Cardiff, CF24 5PH

Well located site - fenced / gates / utilities available.

## Summary

| | |
|---|---|
| **Tenure** | To Let |
| **Available Size** | 1.01 Acres / 0.41 Hectares |
| **Rent** | £50,000 per annum |
| **Service Charge** | Budget to be confirmed |
| **Business Rates** | To be assessed |
| **EPC Rating** | EPC exempt - No building present |

## Key Points

- Perimeter fencing
- Excellent road access
- Level site with tarmac surface
- Close proximity to Cardiff city centre and Cardiff Bay

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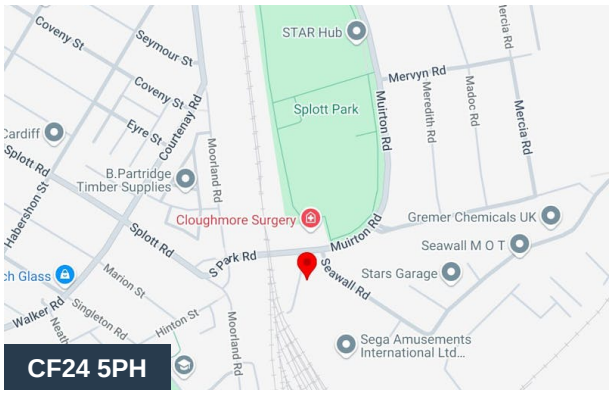
| | |
|---|---|
| **Available Size** | 1.01 Acres |
| **Rent** | £50,000 per annum |
| **Business Rates** | To be assessed |
| **Service Charge** | Budget to be confirmed |
| **VAT** | Applicable |
| **Legal Fees** | Each party to bear their own costs |
| **Estate Charge** | Premium to be confirmed |
| **EPC Rating** | EPC exempt - No building present |

## Description

Well located level site - fenced, gated, services available.

## Location

Seawall Road is strategically located 3.5 miles to the south east of Cardiff city centre and less than 2 miles from Cardiff Bay. The site benefits from excellent access via the A4232, Ocean Way (West) and the A48 and Rover Way (East). Occupiers in the vicinity / surrounding area include SEGA, Celsa, Horan, and Glamorgan White Lining.



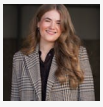





## Viewing & Further Information




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