



Unit 4, Hadfield Road, Cardiff, CF11 8AQ

Prominent roadside trade / warehouse available

Summary

Tenure	To Let
Available Size	9,579 sq ft / 889.92 sq m
Rent	£80,000 per annum
Service Charge	£2,720 per annum Budget for year ending December 2024
Rates Payable	£23,182.50 per annum based on 2023 Valuation
Rateable Value	£41,250
EPC Rating	C (58)

Key Points

- Prominent trade / warehouse unit
- Direct roadside access
- Front trade entrance (2 No. level roller shutter doors)
- Rear loading (1 No. level roller shutter door)
- Portal frame warehouse
- Min. eaves 4.8 metres
- Max. eaves 7.5 metres

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Rateable Value	£41,250
Service Charge	£2,720 per annum Budget for year ending December 2024
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£3,800 per annum Premium for year ending December 2024
EPC Rating	C (58)

Description

Prominent trade counter unit / warehouse with direct road access - prime location on Hadfield Road. New Lease available.

Location

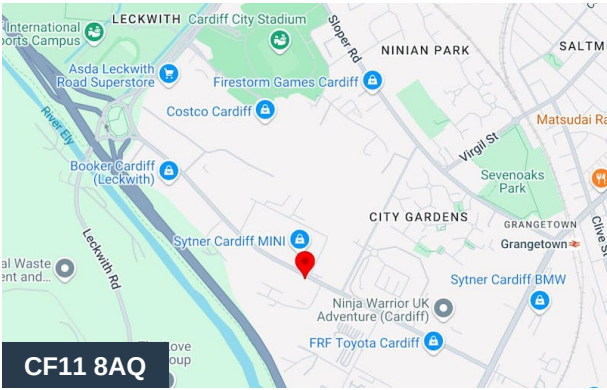
The property is situated on Hadfield Road approximately 1.5 miles to the south west of Cardiff City Centre. In close proximity is the PDR A4232 providing excellent road access and link to the M4 Motorway at Junction 33. The immediate area is recognised as the prime car / motor retail location for Cardiff with existing occupiers including Mini, (opposite) Johnstone Paints (adjacent) N&C, and Triumph.

Specification

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- Portal frame warehouse
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- Max. eaves 7.5 metres

Terms

The unit is available by way of a new Lease for a term of years to be agreed.



Viewing & Further Information



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