



Unit 1B, Cardiff Trade Park, Hadfield Road, Cardiff, CF11 8AQ

Prominent roadside showroom with direct access from Hadfield Road

Summary

Tenure	To Let
Available Size	18,702 sq ft / 1,737.47 sq m
Rent	£150,000 per annum Exclusive.
Service Charge	N/A
Rates Payable	£92,168 per annum based on 2023 Valuation
Rateable Value	£164,000
EPC Rating	D (82)

Key Points

- On a regular shaped site of 0.29 hectare (0.718 acre)
- Steel portal frame unit with 2 storey glazed showroom
- 56 No. marked spaces to the front of the unit
- Suitable for range of uses including retail & trade counter (subject to planning)
- Rear and side workshop served by 3 No. roller shutter doors

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Rateable Value	£164,000
Service Charge	N/A
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	D (82)

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, (adjacent) Johnstone Paints (opposite) N&C, and Triumph Motorbikes.

Accommodation

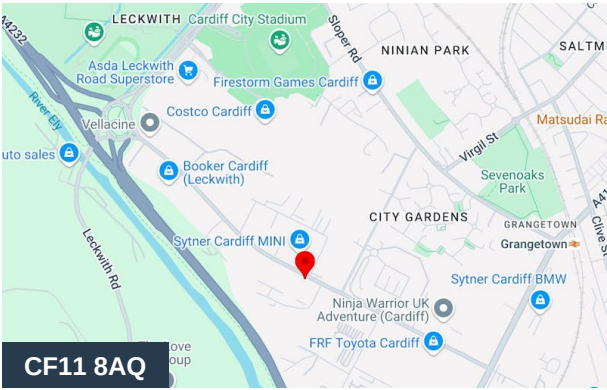
Name	sq ft	sq m	Availability
Ground - Showroom & Offices	4,882	453.55	Available
Ground - Workshops	8,748	812.72	Available
1st - Showroom & Offices	5,072	471.20	Available
Total	18,702	1,737.47	

Specification

The property comprises a modern semi-detached car dealership. The building is of steel portal frame construction, with lower elevations of brickwork and upper elevations and pitched roof of profiled steel cladding. There is extensive glazing to the showroom areas. The showroom area is provided over two floors and includes display areas on both levels, office space, meeting rooms, toilet facilities and staff welfare. To the rear and side of the showroom the property benefits from workshop Accommodation which is accessed via two level access doors to the front elevation and one level access door to the side elevation.

Terms

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



Viewing & Further Information



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