



**TO LET**

Units 1 and 2, Cardiff Trade Park,  
Cardiff, **CF11 8AQ**

# Prominent roadside Trade Opportunity - Refurbished Units

- Prime trade / out of town location
- Main road access and frontage - high visibility
- Units to be extensively refurbished
- Generous on-site car parking
- Glazed frontage
- Level loading door access



## Size

8,298 to 18,031 sq ft (770.91 to 1,675.13  
sq m)

## 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, Booker, Topps Tiles, Howdens, and Screwfix.

## Connectivity

### Road

|         |           |
|---------|-----------|
| A4232   | 0.5 miles |
| M4 J.33 | 7 miles   |



### Train Stations

|                 |           |
|-----------------|-----------|
| Cardiff Central | 1.6 miles |
| Ninian Park     | 1 mile    |



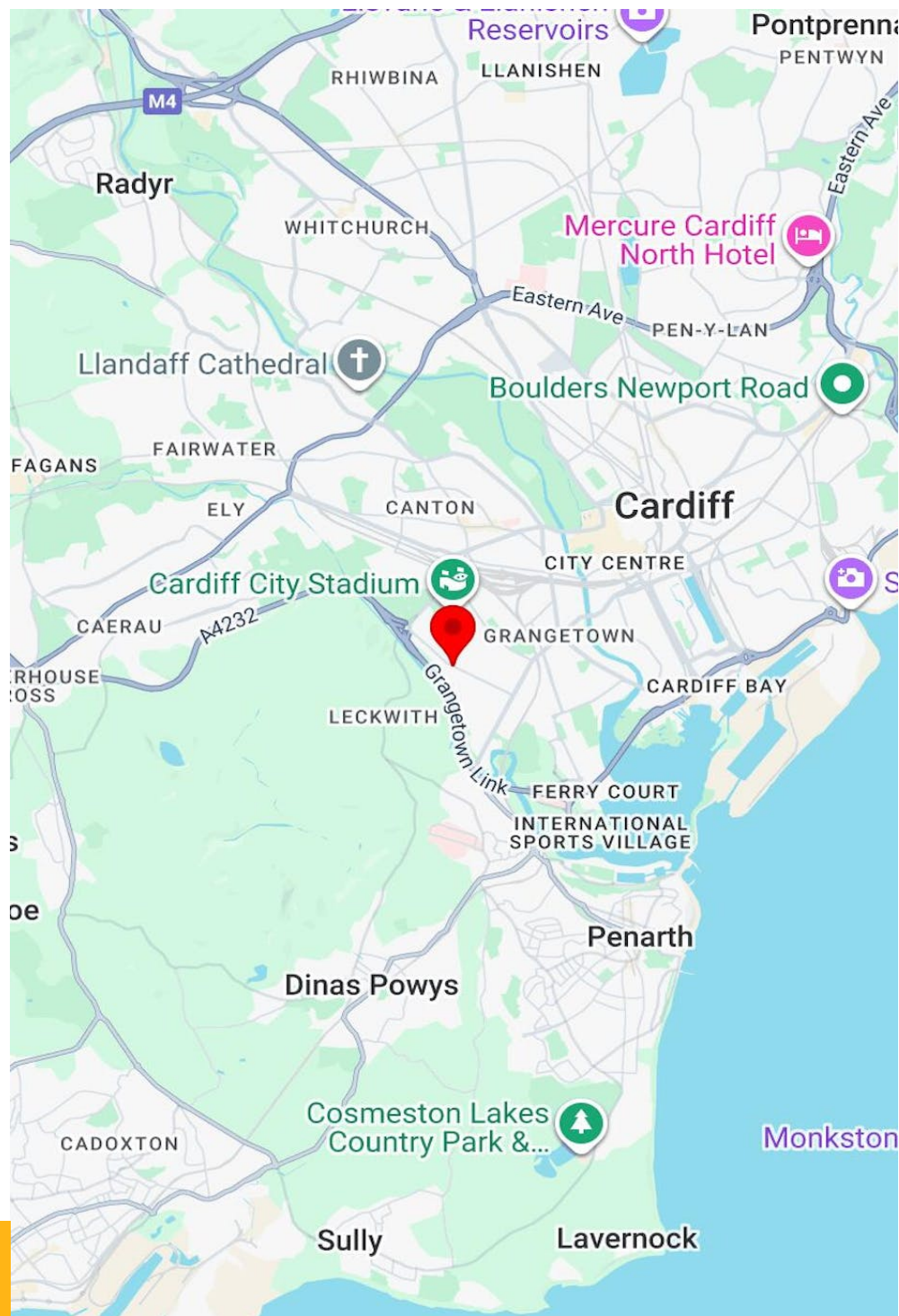
### Airports

|                 |          |
|-----------------|----------|
| Cardiff Airport | 9 miles  |
| Bristol Airport | 58 miles |



### Water

|                 |         |
|-----------------|---------|
| Port of Cardiff | 5 miles |
|-----------------|---------|



## Description

Prominent trade counter unit / warehouse with direct road access - prime location on Hadfield Road. New Lease available. The property comprises a modern semi detached building 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.

The landlord will be undertaking an extensive refurbishment of the unit to provide trade counter units either available as a single unit with large yard or two separate units. Specification to be confirmed but will include:

- Designated loading with level loading doors
- Glazed Pedestrian / trade areas
- Pedestrian entrance, welfare facilities and office
- LED lighting
- Generous parking provision
- Mezzanine
- Unit 1 = Ground Floor 6,630 sq ft, Mezzanine 3,130 sq ft
- Unit 2 = Ground Floor 6,813 sq ft, Mezzanine 1,485 sq ft

## Accommodation

|              | sq ft<br>(Approx GIA) | sq m<br>(Approx GIA) |
|--------------|-----------------------|----------------------|
| 1            | 9,733                 | 904                  |
| 2            | 8,298                 | 771                  |
| <b>TOTAL</b> | <b>18,031</b>         | <b>1,675</b>         |

## Specification



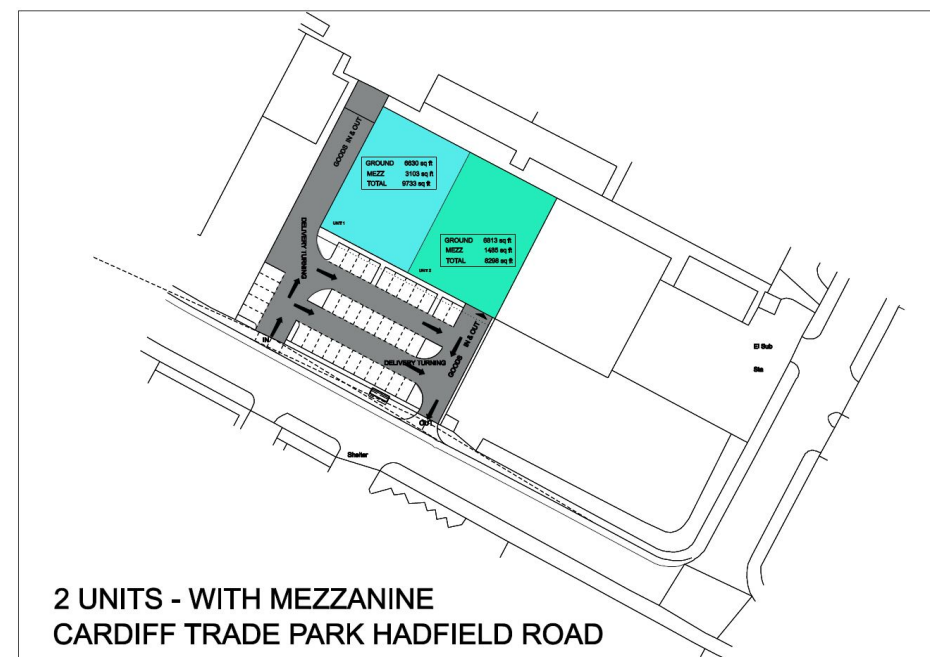
EPC: EPC exempt -  
Currently being  
constructed or  
undergoing major  
refurbishment



Lighting Type: LED



Car Parking





## Terms

The units are available by way of a new Lease for a term of years to be agreed.

## Lease Terms

New Lease Term of years to be agreed

## Business rates

Rates Payable: Subject to reassessment

## Service charge

n/a

## Legal Costs

Each party to bear their own costs

## EPC

EPC exempt - Currently being constructed or undergoing major refurbishment

## VAT

Applicable

## Availability

Available Immediately

## Contact

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Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.

All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

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All terms quoted exclusive of VAT unless otherwise stated.

### Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.