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Industrial

31,906 sq ft (2,964.16 sq m)

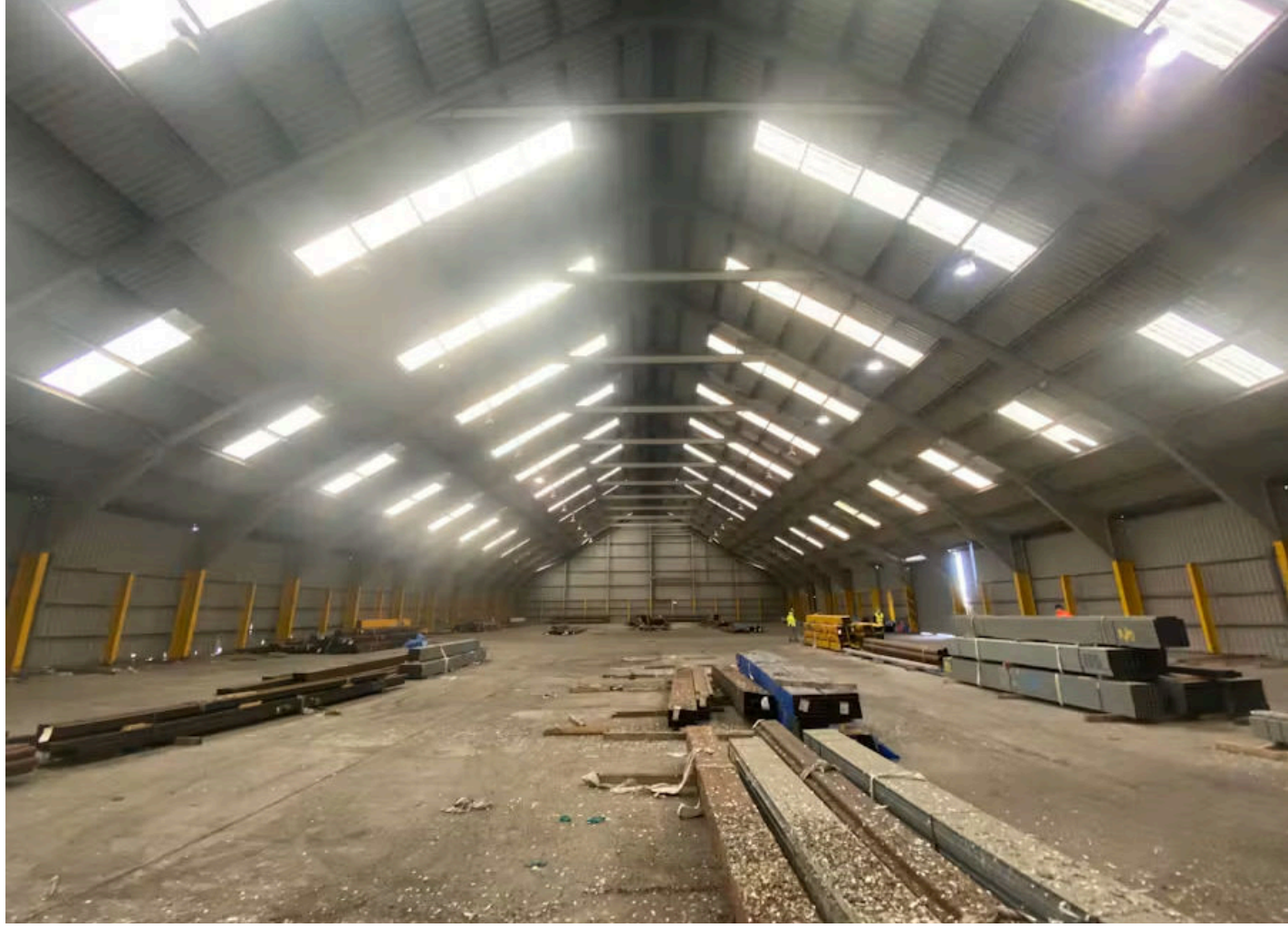


TO LET

E Shed Warehouse, Old Clipper Road, Cardiff, CF10 4RP

COMING SOON - DETACHED WAREOUSE WITH YARD

- Secure Port Environment - 24 hour security and access
- Multimodal connectivity - road/rail/sea
- Excellent road access
- Close proximity to Cardiff city centre and Cardiff Bay
- Maximum eaves height 12.5 metres
- 2 No. level access doors (1 No. roller shutter, 1 No. sliding door/s)





Size

31,906 sq ft (2,964.16 sq m)

Rent

Rent on application

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Location

Cardiff is home to a wide range of resources that include specialist facilities for liquid bulks and a container terminal. The Port of Cardiff is 14 miles from the M4 and has direct links to the national rail network, making it an impressive multimodal location. It is also less than two and a half miles from the city centre, making it an ideal distribution centre.

ABP has invested significantly in the port over the past few years, modernising infrastructure and supplying customers with specialist storage solutions and handling equipment. Cardiff is also home to a wide range of resources that include specialist facilities for liquid bulks and a container terminal. The Port has significant development opportunities available for the design and construction of bespoke business space.

The property is strategically situated within Cardiff Docks in Cardiff Bay, approximately 1 mile south of Cardiff City Centre. The site offers the opportunity for occupiers to benefit from access east to Junction 29 (9 miles) and 30 and west to Junction 33 (11 miles) of the M4 motorway via the the A4232 dual carriageway. The Port benefits from rail access and direct quayside access is available to accommodate ships of up to 35,000 dwt.

Connectivity

Road

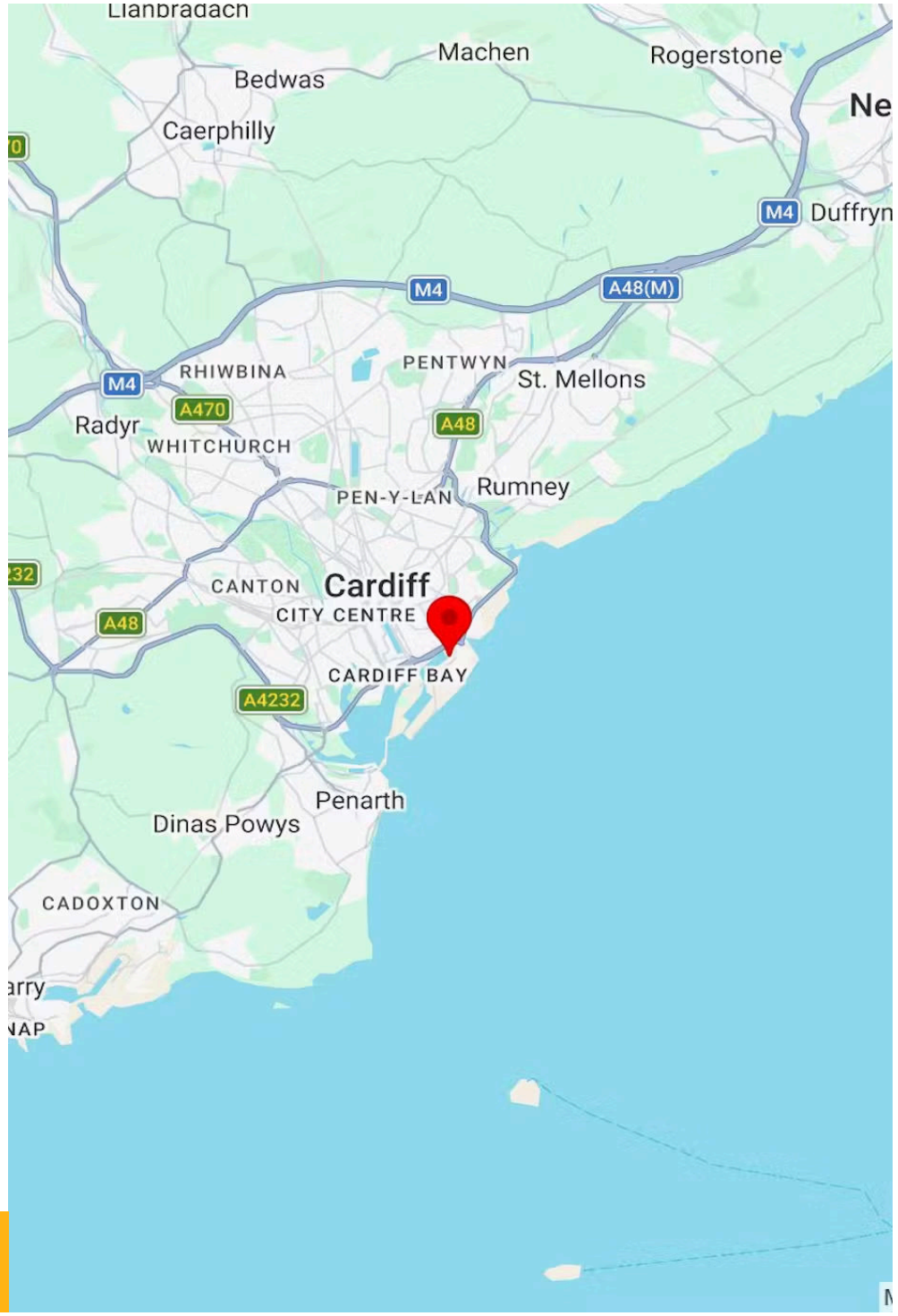
M4 (J29)	9 Miles
M4 (J33)	11 Miles
M5 (J16)	36 Miles

Train Stations

Cardiff Train station	2.9 Miles

Airports

Cardiff Airport	15 Miles
Bristol Airport	48.8 Miles



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Description

Well located self-contained site situated within secure port estate benefiting from 24 hour access.

The premises comprises a detached warehouse unit totalling 31,906 sq ft on a self-contained secure gated site measuring 1.35 acres.

The warehouse has a minimum eaves height of 3.46 metres m rising to 12.5 metres at apex, benefitting from a ground level loading door and roof lights making it suitable for various potential uses.

Specification

EPC:

Secure yard

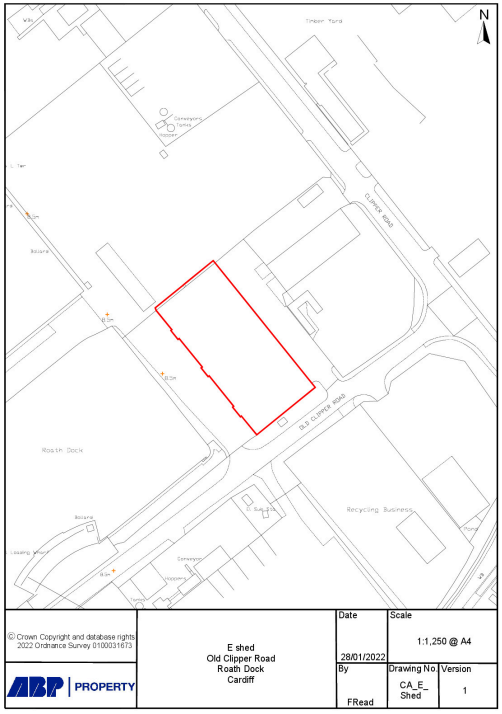
On-site security

HGV Parking

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
E Shed	31,906	2,964
TOTAL	**31,906**	**2,964**

The accommodation comprises the following areas:



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Rent

Rent on application

Legal Costs

Each party to bear their own costs

VAT

Applicable

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Regulated by RICS

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