

FOR SALE/TO LET

**Unit 5 Jubilee Trading Estate,
East Tyndall St.,
Cardiff, CF24 5EF**

Mid-Terraced Workshop + Ancillary Accommodation



- Unit Of 1,098 Sq.M. (11,819 Sq.Ft.)
- *Including First Floor Ancillary 184 Sq.M. (1,985 Sq.Ft.)*
- Centrally Situated Within The City
- Popular Location

Location (CF24 5EF)

The unit is situated on Jubilee Trading Estate, a popular industrial development on East Tyndall St., Cardiff. It is located just south-east of the city centre on the fringes of Ocean Park/Portmanmoor Road, one of the main industrial/commercial areas within the city.

The general area has connectivity to both Junction 33 and Junction 29 of the M4 motorway via the A4232 and A48 (via Rover Way) respectively.

Surrounding occupiers include Lidl, Howdens, Premier Inn and Peacocks Headquarters, with AC Cladding and Global Tiles being immediate neighbours.

Description

The property comprises a mid-terraced workshop benefitting from the following:

- steel framed construction;
- full height internal concrete panel walls;
- external profile metal cladding;
- minimum eaves height of 6.3m.;
- large access door – 9m. wide x 5m. height;
- ground and first floor ancillary accommodation;
- 3.2t. gantry crane.

Accommodation (Gross Internal Area)

	Sq.m.	Sq.ft.
Main Warehouse	914	9,834
Inc. GF office/ancillary	83	889
First Floor off/ancil.	184	1,985
TOTAL GIA	1,098	11,819

Mains Services

The property benefits from the provision of all mains services, including 3x phase electricity, gas, mains water and drainage.

Business Rates (2017)

The property has a Ratable Value of £40,000.

This equates to Rates Payable (2018/2019) of £20,560 pa.

Energy Performance Certificate (EPC)

To be assessed.

Availability

The property is currently occupied and will be available with vacant possession once alternate property has been sought by our clients.

OCTOBER 2018 – SUBJECT TO CONTRACT

Tenure

We have been informed that the property is held FREEHOLD.

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

Alternatively our clients will also consider selling their freehold interest in this property.



Quoting Rent

We are currently quoting an asking rent of **£52,000 pax.**

Quoting Price

We are currently quoting an asking price of **£595,000.**

Further Assistance For Business

For further information please contact:

Welsh Assembly Government (Business Wales)
on 03000 60 3000 www.businesswales.gov.wales

Cardiff Council on 029 2087 2087
www.cardiff.gov.uk

'Invest In Cardiff on (029) 2078 8560
invest@visitcardiff.com

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

Viewing

For further information or to arrange an inspection please contact the sole agents:



Michael Bruce MRICS:
Mobile: 07920 144 603
michael@dlpsurveyors.co.uk

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