

# REGENTS TRADE PARK



SIZES FROM 3,190 - 5,642 SQ.FT

GALDAMES PLACE, CARDIFF CF24 5PF

Prime City Centre Trade Counter Opportunity

Trade Counter



Industrial



Warehouse



Refurbished Units



GET  
IT

# REGENTS TRADE PARK // TO LET

Trade Counter ✓

Industrial ✓

Warehouse ✓

# LOCATION

- Close proximity to Cardiff City Centre
- Excellent Road connectivity, 9.5 miles to the M4 Motorway

Regents Trade Park is a premier trade park with close proximity to Cardiff City Centre.

The estate is prominently positioned on Ocean Way which provides access across the city whilst also providing direct access to Junction 29 of the M4 Motorway (East) and Junction 33 of the M4 Motorway (West) via the A4232.

Surrounding occupiers include Castle Bathrooms, Eurocell, Euro Car Parts, Greggs, Hilti, Screwfix and Wolseley.



CARDIFF CITY CENTRE

← CARDIFF BAY

← ACCESS TO LINK ROAD / M4 J33

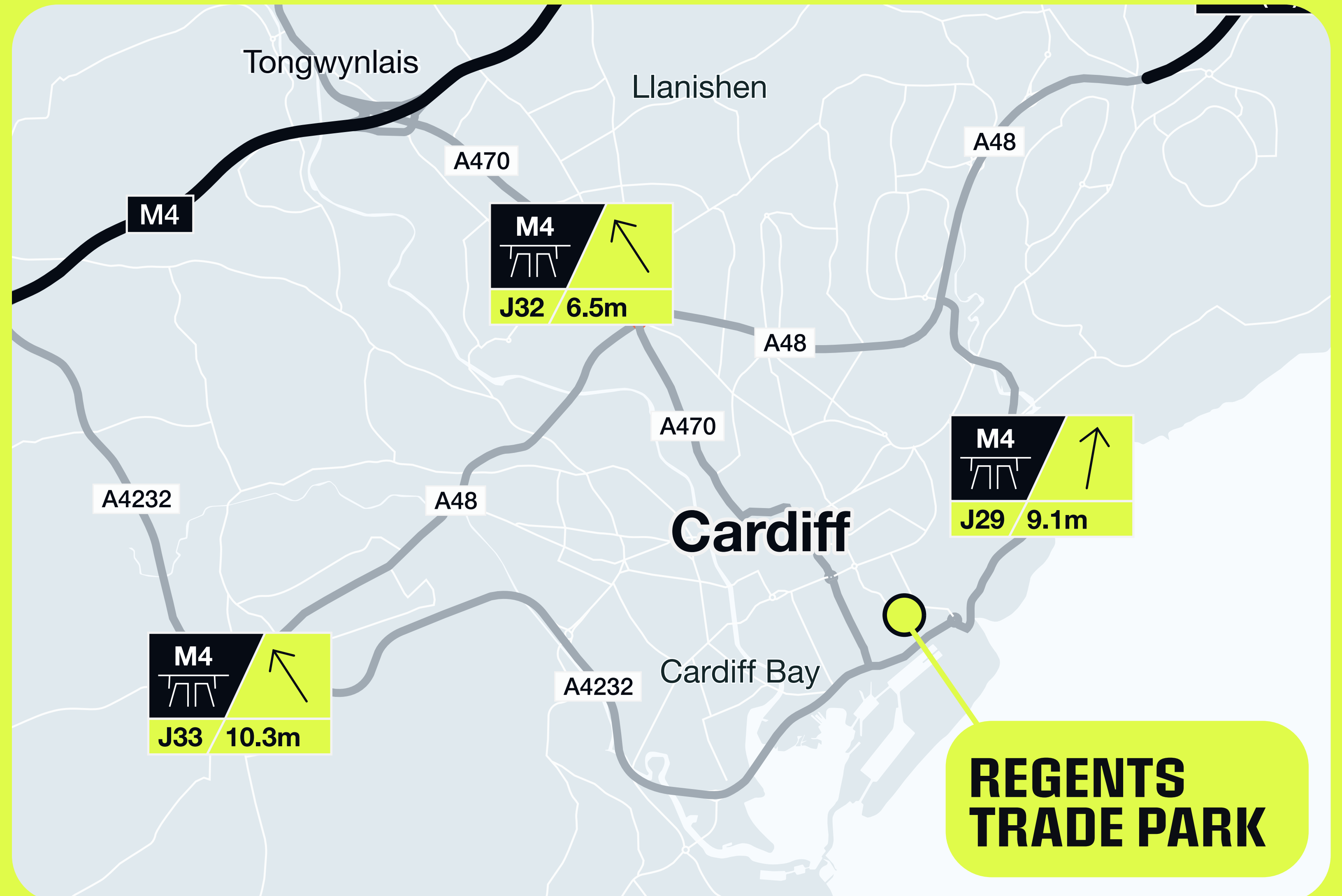
OCEAN WAY

GALDAMES PLACE, CARDIFF CF24 5PF

# TRAVEL TIMES



- ✓ Newport Road (A4161) 1.3 miles 2.1 km
- ✓ Cardiff City Centre 1.4 miles 2.2 km
- ✓ A48 3.5 miles 5.7 km
- ✓ J29 of M4 9.3 miles 14.9 km
- ✓ J32 of M4 5.8 miles 9.3 km
- ✓ J33 of M4 11.2 miles 18.0 km



# DESCRIPTION

The Trade park comprises 12 trade counter units prominently situated on Ocean way. The units are of steel portal frame construction with insulated steel profile sheet roof coverings, incorporating translucent roof panels.

Fully refurbished throughout including redecorated walls, concrete floors and LED lighting.

Access is provided via a level loading door and a separate pedestrian entrance leading to reception, welfare and first floor offices.



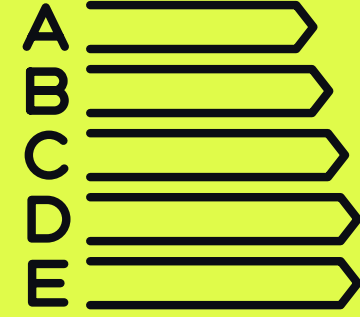
**7M TO 8.7M  
EAVES HEIGHT**



**LED LIGHTING**



**FIRST FLOOR  
OFFICE  
PROVISION**



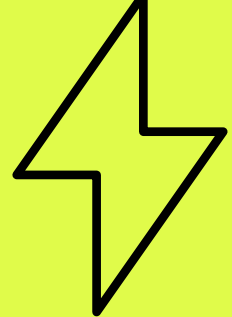
**TARGETTING  
EPC B POST  
REFURBISHMENT**



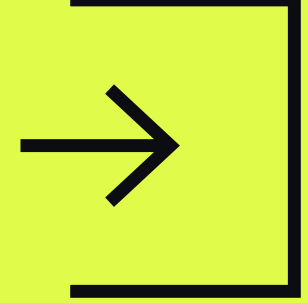
**LEVEL LOADING  
DOORS**



**GENEROUS  
PARKING  
PROVISION**



**3 PHASE POWER**



**DEDICATED  
CONCRETE  
LOADING APRONS**



# ACCOMMODATION

DESCRIPTION	SIZE	STATUS
Unit 1	4,288 sq.ft	✓ Available
Unit 6	4,877 sq.ft	✓ Available
Unit 8A	5,642 sq.ft	✓ Available
Unit 12	3,190 sq.ft	✓ Available

**RATEABLE VALUE**

DESCRIPTION	RATEABLE VALUE	RATES PAYABLE
Unit 1	£34,250	£19,248
Unit 6	£28,250	£15,876
Unit 8A	£28,000	£15,736
Unit 12	£18,000	£10,116

**ENERGY PERFORMANCE**

The EPC are currently being re-assessed. A copy of these certificates will be available upon completion.

**SERVICES**

The units benefit from all main services. Interested parties are advised to make their own enquiries.

**PLANNING**

The units are suitable for a range of uses, subject to the necessary planning consents.

Interested parties are advised to make their own enquiries with the Local Planning Authority in respect of the current permitted use and their proposed use.





## ESTATE SERVICE CHARGE

An Estate Service Charge and Building Insurance will be payable, towards the management and maintenance of common parts.

## TENURE

The units are available by way of a new Full Repairing and Insuring (FRI) lease, for a term of years to be agreed.

## RENT

Quoting terms available on request.

## VAT

All figures are quoted exclusive of VAT which will be charged at the prevailing rate.

# CONTACT

For further information, or to arrange a viewing, please contact joint agents:



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### Important Notice

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