

TO LET.



Vacant industrial / storage site.

1.1 acres (0.42 hectares).

Allied Industrial Park, Seawall Road, Cardiff, CF24 5PH.

Description.

The site occupies a prominent position at the junction of Seawall Road and South Park Road and offers a level and relatively regular shaped site, benefitting from secure perimeter fencing. The site is served by a one-way estate road, which partly cuts through the site.

- Available immediately with vacant possession
- Secure perimeter fencing
- Within an established industrial location

Location.

Allied Industrial Park is situated on Seawall Road, which is approximately 3.5 miles south-east of Cardiff city centre in the Tremorfa area of Cardiff Bay.

The site is located on the western side of Seawall Road, which is accessed via Rover Way.

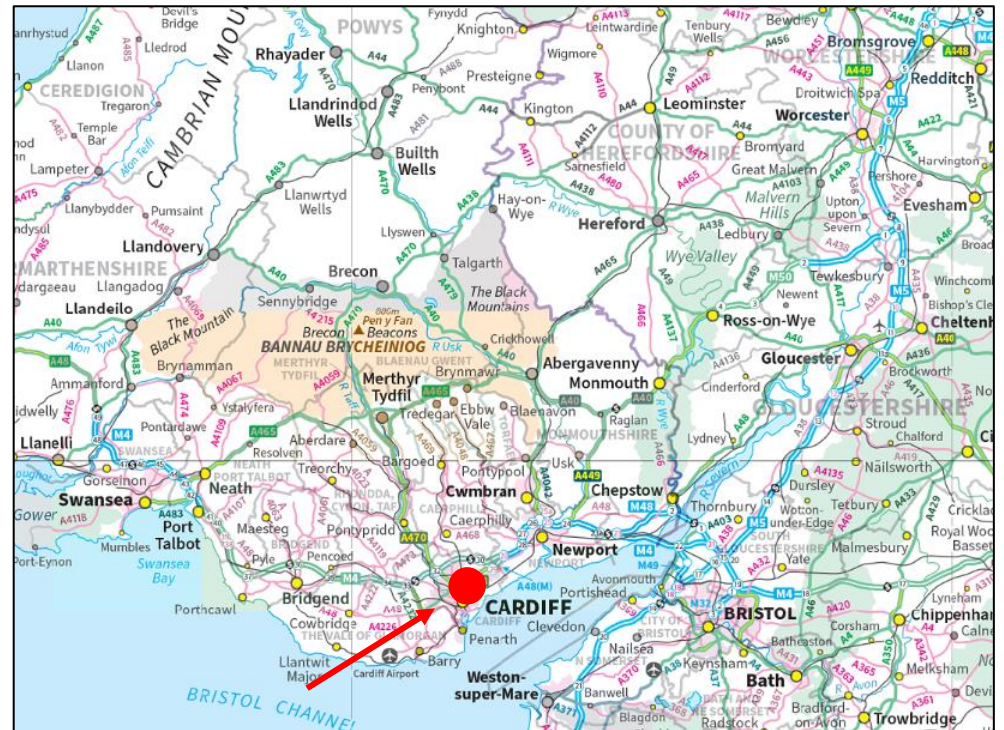
Nearby occupiers include Celsa, SEGA, Horan and Glamorgan White Lining.

Terms.

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

Rent.

£50,000 per annum.



Services.

Electricity and water are available to the site.

Interested parties are advised to make their own enquiries to establish the suitability and capacity.

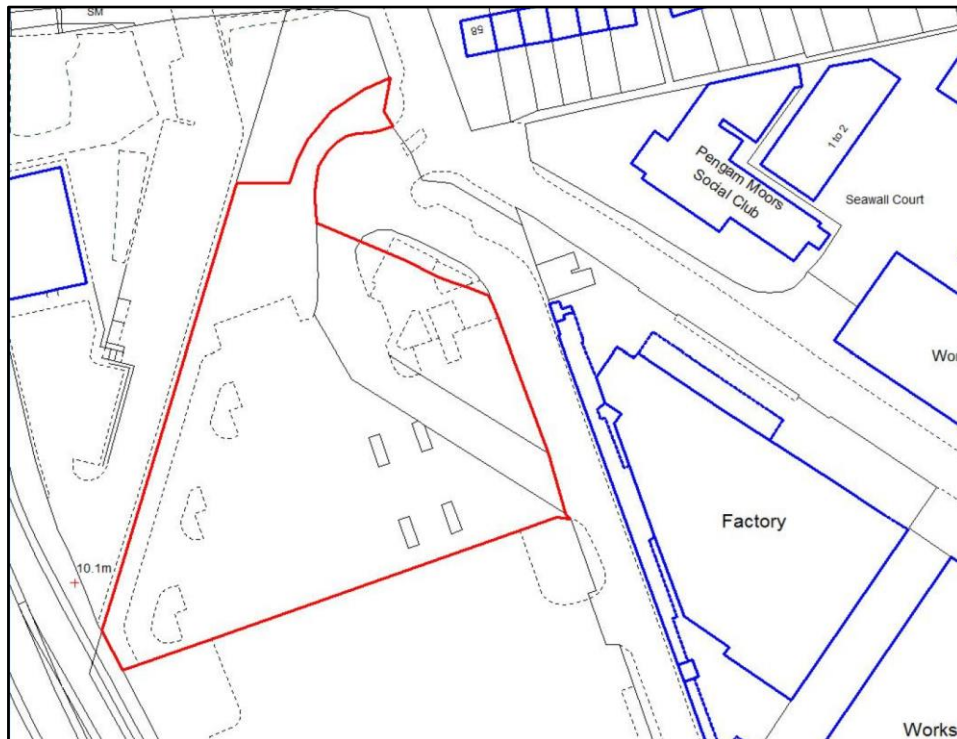
Rateable Value.

To be confirmed.

Maintenance Charge.

Ingoing occupiers will be liable to contribute to the upkeep and maintenance of the estate road.

The annual contribution is £1,500 plus VAT.



Building Insurance.

The Landlord insures the property and recovers the premium from the Tenant.

Details available on request.

VAT.

VAT will be payable on all costs.

Legal Costs.

Each party is to bear their own legal and surveyors costs incurred in the transaction.

Contact.

For further information, or to arrange a viewing, please contact the sole agents.



Cardiff

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SEPTEMBER 2024 - SUBJECT TO CONTRACT

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Particulars dated September 2024 . Photographs dated January and October 2023.

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