

Unit 8A Regents Trade Park

Galdames Place, Cardiff, CF24 5PF



Prominent Trade Location



7m to 8.7m eaves height



Ground level loading door



Dedicated parking provision



Access to Ocean Way



5,642 Sq Ft
(524.09 Sq M)

TRADE COUNTER / INDUSTRIAL / WAREHOUSE



CARDIFF CITY CENTRE

MAGIC ROUNDABOUT

← CARDIFF BAY

← ACCESS TO LINK ROAD / M4 J33

JEWSON

SCREWFIX

REXEL

PTS

EUROCELL

ELECTRIC CENTER

HILTI

gap

MSS

OCEAN WAY

euro CAR PARTS

WURTH

BENCHMARX
Kitchens and Joinery

CAPITAL

WOLSELEY W

PRIORITY EXPRESS

GREGGS

Unit 8A
Regents Trade Park

Unit 8A Regents Trade Park

City Centre location
with excellent links
to the M4 Motorway

Cardiff CF24 5PF

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what3words

ACCESS TO A4232 / A48 / M4 J29 →

Description



Semi-detached, prominent trade counter unit



Eaves height from 7m to 8.7m, rising to an apex of 9.3m



LED lighting throughout



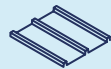
Ground and first floor office and amenities



Ground level loading, measuring 3.6m by 5.5m



7 demised car parking spaces with an additional 12 communal spaces



Insulated steel profile roof incorporating 20% translucent roof panels



Steel portal frame construction

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

	SQ M	SQ FT
Warehouse	375.99	4,048
Ground Floor Undercroft and Ancillary	76.88	827
First Floor Offices	71.22	767
TOTAL GIA	524.09	5,642

Situation

Close proximity to Cardiff City Centre

Excellent access to Ocean Way

Within close proximity of A4161, providing direct access to A48 and connecting with Junction 29 of the M4 Motorway

Close proximity to the A470, northbound towards Junction 32 of the M4 Motorway

Access to Junction 33 of the M4 Motorway provided via the A4232

Nearby occupiers include Würth, Benchmarx, Wolseley, Euro Car Parts, Hilti, Electric Center and Screwfix

Travel Distances



A4161 – 1.3 mile (2.1 km)



Cardiff City Centre – 1.4 miles (2.2 km)



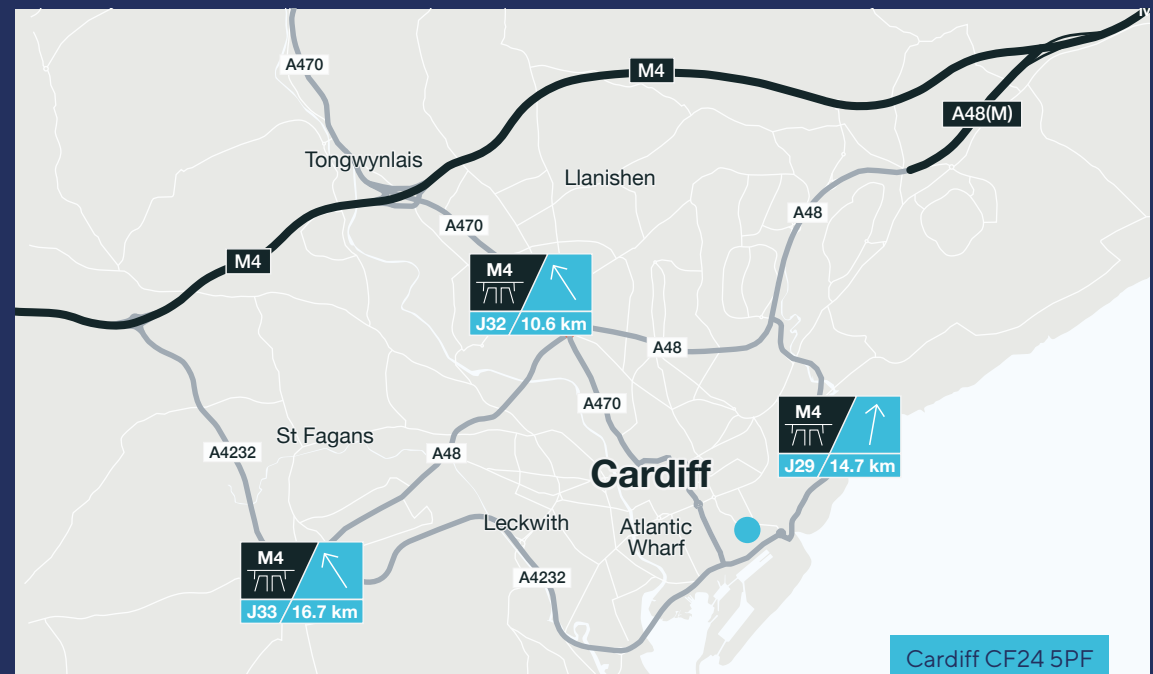
A48 – 3.5 miles (5.7 km)



Junction 29 of M4 Motorway – 9.3 miles (14.9 km)



Junction 33 of M4 Motorway – 11.2 miles (18.0 km)



Cardiff CF24 5PF

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ENERGY PERFORMANCE

The property has been given an Energy Performance Certificate (EPC) of C (72).

A full EPC is available upon request.

SERVICES

We understand that mains services are provided to the property and include water, drainage, gas and electricity.

PLANNING

The property has previously been used for Class B8 Storage and Distribution Purposes. We anticipate it could also be suitable for Class B1 Light Industrial and Class B2 General Industrial, 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.

RATEABLE VALUE

The property is listed in the Valuation List 2023 as Warehouse and Premises, with a rateable value of £30,000.

Prospective occupiers are advised to make their own enquiries of the Local Rating Authority to establish the position in respect of any upcoming changes to this and any associated Transitional Relief benefits.

ESTATE SERVICE CHARGE

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

TENURE

The property is available by way of a new Full Repairing and Insuring (FRI) lease, for a term of years to be agreed, subject to status.

RENT

Available upon application.

VAT

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



Further information

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CBRE

**Knight
Frank**

Important Notice

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Subject to Contract. July 2023.

Designed and produced by **MartinHopkins**

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