



## **373 sq m (4,015 sq ft) Warehouse**

### **Property Highlights**

- Good road links, close proximity to the A48 and M4.
- 200 metres from Waun-Gron railway station.
- Mid-terrace unit with roller shutter door and separate pedestrian door.
- Shared loading area.
- New lease available



For more information, please contact:

Rob Ladd  
+44 (0)29 2026 2254  
Rob.Ladd@cushwake.com

Aric Asbridge  
+44(0) 117 910 5297  
Aric.Asbridge@cushwake.com

pivot+mark  
48-52 Baldwin Street  
Bristol  
BS1 1QB

## Location

The property is located at Fairwater Industrial Estate (CF5 3AU) Norbury Road, Fairwater approximately three miles west of Cardiff city centre.

Fairwater Industrial Estate benefits from access onto Western Avenue (A48) which is one of Cardiff's main arterial routes and leads in an easterly direction towards Junction 29 and 30 of the M4 motorway. In a westerly direction the A48 provides access to the A4232 which leads in a westerly direction to Junction 33 of the M4 motorway.

In addition, the Waun-Gron railway station is within 200 metres which enables passenger access directly to Cardiff Central railway station.

The property is contained within a courtyard development of similar units with a tarmac area for shared loading / circulation.

## Description

The mid terrace property is of brick construction and originally formed part of a larger manufacturing complex.

Internally the accommodation can be entered via a single, level access roller shutter door and single pedestrian door, which opens onto warehouse space with internal offices and WC facilities.

Description	Sq M	Sq Ft
Warehouse	373	4,015

## Tenure

We are advised that the property is available on a leasehold basis on terms to be agreed.

## Services

We understand that three phase electricity, water and drainage are all available for connection to the unit. Occupiers are advised to make their own enquiries to establish their suitability and capacity.

## Rating

The property has been listed on the Valuation List 2023 as a rateable value of £11,750. This equates to a total rates payable of £6,286.25 pa when the UBR is applied.

## Energy Performance Certificate

The property has an EPC rating of C (68). A copy of the certificate can be made available to interested parties upon request.

## VAT

VAT will be charged on all costs.

## Legal Costs

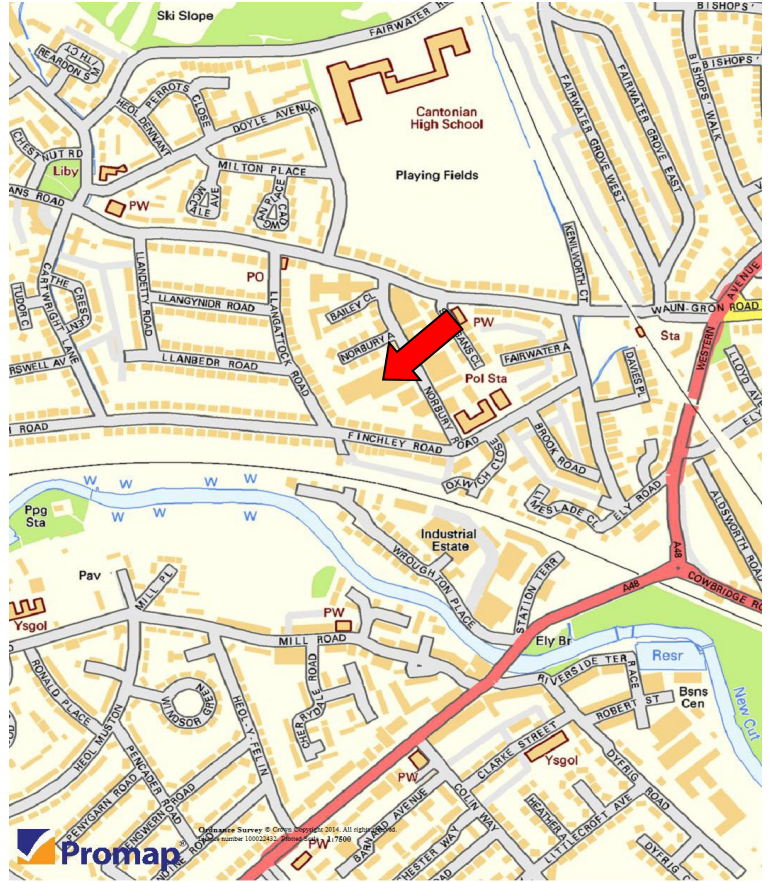
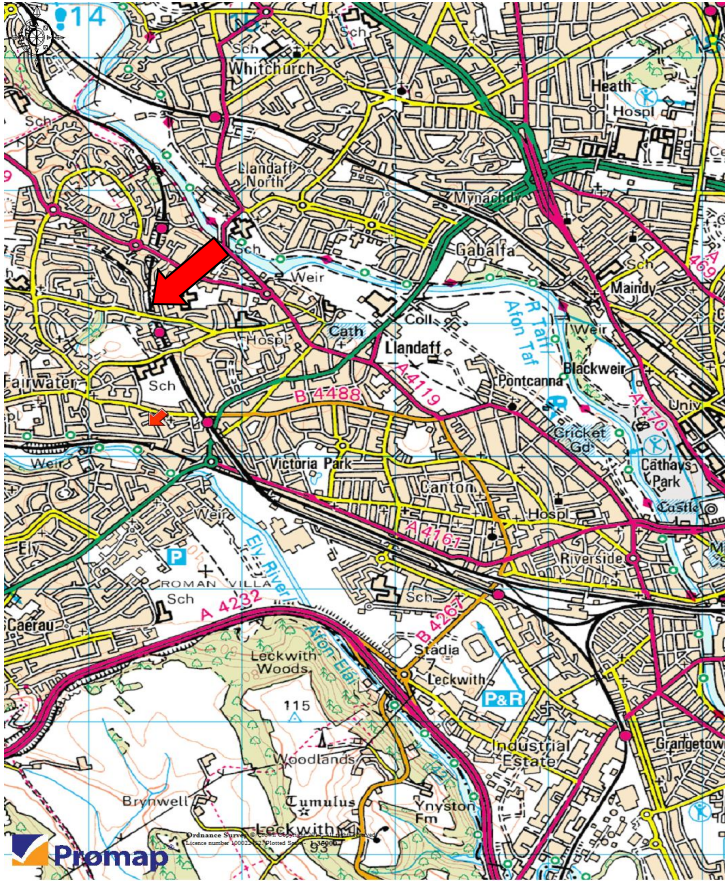
Each party to bear their own legal and surveyors costs incurred in this transaction.

## Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.



PLAN IS FOR INDICATIVE PURPOSES ONLY



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## Viewing

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

Rob Ladd  
Partner  
029 2026 2254  
Rob.Ladd@cushwake.com

Aric Asbridge  
Assistant Surveyor  
0117 910 5297  
Aric.Asbridge@cushwake.com

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