

# DETACHED INDUSTRIAL PREMISES TO LET

Unit 7, Tagomago Park, Ocean  
Way, Cardiff, CF24 5LQ



**746.50 sq m (8,035 sq ft)**

## Property Highlights

- New detached light industrial warehouse.
- Located on Ocean Park, 1.5 miles from Cardiff city centre and Cardiff Bay.
- Road links provided via the A4232, A48 and M4 motorway.
- Excellent car parking provisions encapsulated within a large yard area.
- 1 surface level roller shutter door.
- Minimum eaves height of 5.27m.
- Available on a new lease for a term of years to be agreed.

For more information, please contact:

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BS1 1QB

Or joint agents Jenkins Best on  
**02920 340033**

[cushmanwakefield.com](http://cushmanwakefield.com)



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### Location

Tagomago Park is approximately 1 mile to the south of Cardiff city centre within Ocean Park, Cardiff's prime mixed commercial location. The premises are accessed from Dowlais Road, which links in turn to Nettlefold Road and Ocean Way, the main arterial route linking this business location with Cardiff city centre and Cardiff Bay. The property benefits from good road connectivity to the M4 with Junctions 29, 30 and 33 accessed via Rover Way and the A4232 Peripheral Distributor Road respectively.

Nearby occupiers include Euro Car Parts Toshiba, Viridor, Greggs and SIG.

### Description

The property comprises an industrial / warehouse unit of portal frame construction, incorporating warehouse space with a minimum eaves of 5.27m, rising to 7.7m at the apex. Access is provided via a surface level loading door.

Externally, the property benefits from a large yard area, with an excellent gated car parking provision.

### Mains Services

We understand the unit benefits from all mains services including gas, 3 phase electricity, water and drainage. Interested parties are advised to make their own enquiries regarding connectivity.

### Energy Performance Certificate

An EPC has been commissioned.

### Business Rates

To be assessed on completion – please contact Cardiff County Council for additional information.

### Accommodation

All floor areas have been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> edition) on a GIA basis.

Accommodation	sq ft	sq m
Warehouse	8,035	746.50
<b>OVERALL TOTAL</b>	<b>8,035</b>	<b>746.50</b>

### Tenure and Terms

The property is available by way of a full repairing and insuring lease for a term of years to be agreed.

### Quoting Rent

£80,000 per annum (Excl.) VAT payable in addition.

### VAT

All figures quoted are exclusive of VAT.

### Legal Costs

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

### Viewing

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

### Cushman & Wakefield:

**Robert Ladd**  
Partner  
07912 798717  
[rob.ladd@cushwake.com](mailto:rob.ladd@cushwake.com)

**Chris Yates**  
Partner  
07850 658050  
[chris.yates@cushwake.com](mailto:chris.yates@cushwake.com)

Or joint agents **Jenkins Best** on **02920 340033**

July 2023

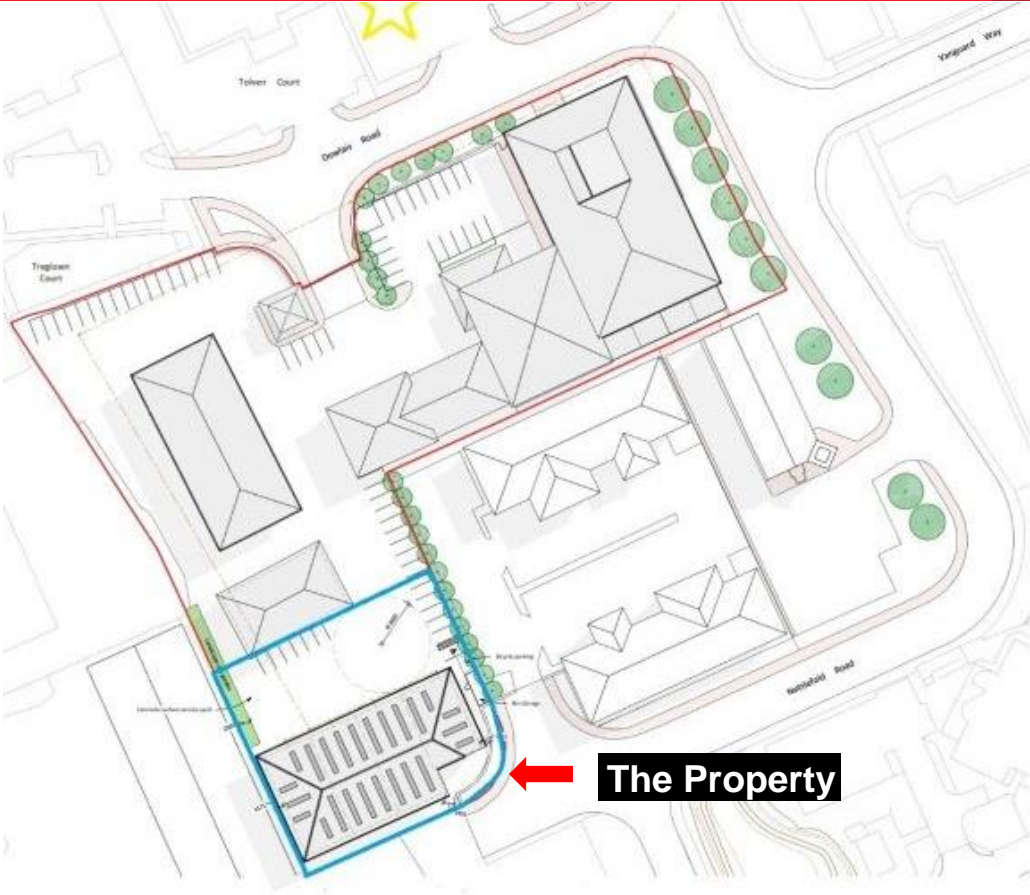
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## Unit 7, Tagomago Park, Ocean Way, Cardiff, CF24 5LQ



Project Name	Site	Area	Scale
TAGOMAGO PARK INDUSTRIAL UNITS, OCEAN WAY, CARDIFF			
Client Name	Garreth Davies Project Services The Walled Garden Wentworth Castle Wrexham, Cardiff CF10 6BE		
Drawn Number	Scale	Gdprojectservices@outlook.co.uk Tel: 01790933388	
210_003	1 : 500 @ A2		

**PLANS ARE MARKED FOR IDENTIFICATION PURPOSES ONLY**



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