

## Secure Yard 1

Clipper Road, Port of Cardiff,  
Cardiff, CF10 4RP



## 0.75 acres (0.3 hectares)

### Property Highlights

- Secure port environment - 24 hour security
- Regular shaped site with perimeter fencing
- Level site with gravel surface
- Multimodal connectivity - road/rail/sea
- Excellent road access
- Close proximity to Cardiff city centre and Cardiff Bay

For more information, please contact:

**Chris Yates**

07850 658050

029 2026 2272

[chris.yates@cushwake.com](mailto:chris.yates@cushwake.com)

**Rob Ladd**

07912 798717

029 2026 2254

[rob.ladd@cushwake.com](mailto:rob.ladd@cushwake.com)

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

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

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### Location

The property is strategically situated within the heart of Cardiff Docks in Cardiff Bay, approximately 1 mile south of Cardiff city centre. The site offers the opportunity for occupiers to benefit from access east to Junctions 29 and 30, and west to Junction 33 of the M4 motorway, via the A4232 dual carriageway.

### Road

Cardiff City Centre – 1 mile  
M4 J29 – 9 miles  
M4 J30 – 7 miles  
M4 J33 – 11 miles

### Rail

Direct rail access and handling services can be provided

### Air

Cardiff airport – 14 miles

### Sea

Quayside capable of taking ships of 35,000 dwt.

### Description

The site measures 0.75 acres (0.3 hecatres) and comprises of a regular shaped plot, fenced to the perimeter, with gated access. The site fronts onto Clipper Road.

The Port provides multimodal facilities, including quayside access capable of accommodating vessels of 35,000 dwt and a newly constructed rail loading facility to facilitate rail handling services. ABP has invested significantly in the port over the past few years, modernising infrastructure and supply customers with specialist storage solutions and handling equipment. Existing occupiers on the Port include Travis Perkins, Valero, Cemex, Tarmac, EMR and Bob Martin

### Tenure

The property is available by way of a new Lease, for a period of years to be agreed. Flexible terms are available.

### Rent

Quoting £25,000 per annum excl.

### Rating

Occupier responsible for Business Rates, please contact for additional information

### Estate Service Charge

A service charge will be payable for the estate services provided - budget to be confirmed. (Subject to VAT at the standard rate).

### VAT

All figures are quoted 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 :

Chris Yates  
07850 658050  
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[Chris.Yates@cushwake.com](mailto:Chris.Yates@cushwake.com)

Rob Ladd  
07912798717  
029 2026 2254  
[Rob.Ladd@cushwake.com](mailto:Rob.Ladd@cushwake.com)

Or the joint agents Jenkins Best on 029 2034 0033  
[anthony@jenkinsbest.com](mailto:anthony@jenkinsbest.com)  
[henry@jenkinsbest.com](mailto:henry@jenkinsbest.com)

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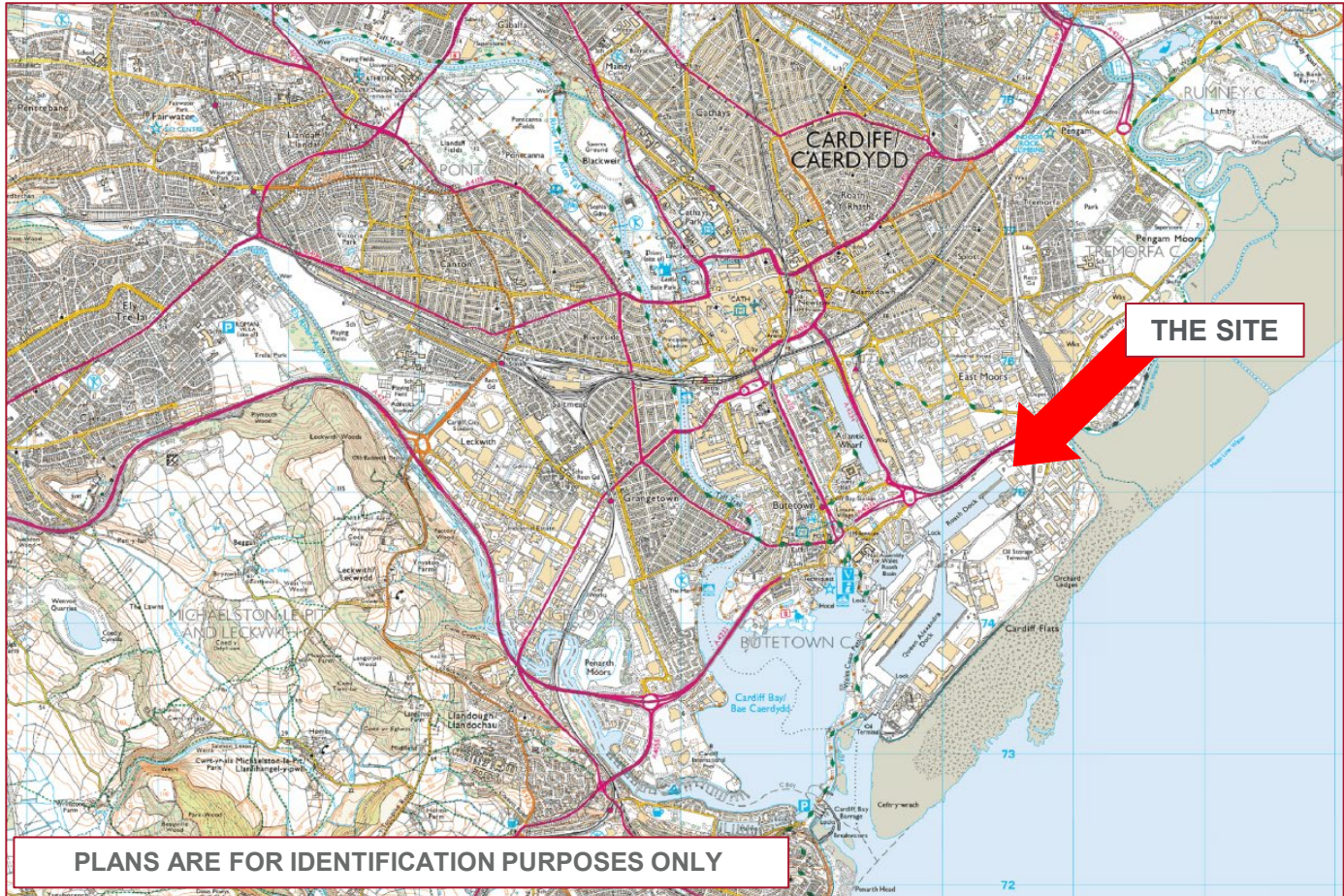


**CUSHMAN &  
WAKEFIELD**

# INDUSTRIAL PREMISES - TO LET

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