

# CARDIFF

TO LET

Warehousing / Open Storage Land /  
Design & Build Opportunities

Port of Cardiff, CF10 4LY

Available Property

Cardiff Bay

Cardiff City Centre

A4232

Road, rail and sea connectivity

Situated within the Cardiff Capital  
Region and a grant assisted (C) area

Close proximity to Cardiff city centre and the M4  
(via A4232 link road to Junctions 29, 30 and 33)

# Opportunity

Our available warehousing, design & build opportunities and sites are situated within the secure confines of the Port of Cardiff, located just 1 mile south of Cardiff city centre.

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 Valero, Cemex, Tarmac, EMR and Bob Martin.

## Location

The Port of Cardiff is strategically situated within the heart of Cardiff Docks in Cardiff Bay, Approximately 1 mile south of Cardiff City Centre. The Port offers the opportunity for occupiers to benefit from access to Junction 29 and 30 to the East and Junction 33 to the West via the newly extended A4232 (Eastern Bay Link) dual carriageway as well as easy access to the centre of Cardiff, Wales' capital city.

**Road** M4 J29 – 15.6km / 9.7 miles  
M4 J30 – 11.5 km / 7.1 miles  
M4 J33 – 17.2 km / 10.7 miles  
M4 J18 – 59.2 km / 36.8 miles

**Rail** Direct rail access and handling services can be provided

**Air** Cardiff airport – 22.4 km / 13.9 miles

**Sea** Quayside capable of taking ships of 35,000 dwt.

## Port Services

The Port handles 1.7 million tonnes of goods annually and has expertise in the handling of steel, forest products and bulk cargoes.

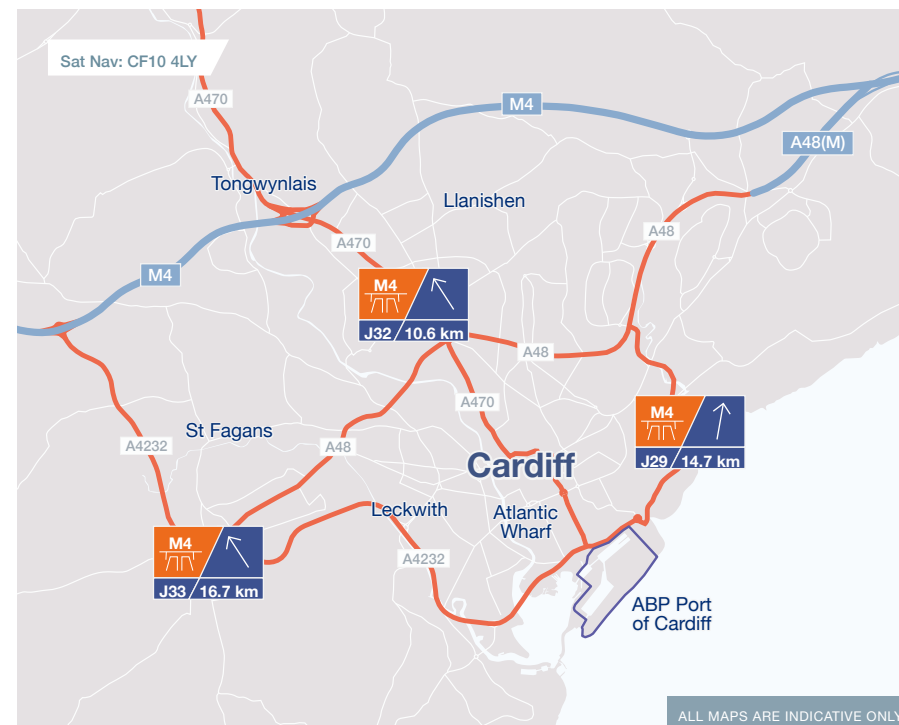
### The docks can accept vessels of varying sizes:

Draught: up to 10.0m  
Beam: up to 26.0/27.0 m  
Length: 198m  
DWT: 35,000 tonnes.

(ABP can provide separate handling services quotation on application).

## Potential Uses

- + Industrial
- + Logistics
- + Warehousing
- + Distribution
- + Open storage



# Port of Cardiff Opportunities



# Land Space Funding

## Planning

The site is located within Employment Policy EC1.2 (Cardiff Port & Heliport) in the Cardiff Local Development Plan (2006-2026), defining primary uses as (port-related) activity within B1/B2/B8 uses. The Port also benefits from extensive permitted development rights for port-related activities. Interested parties are advised to contact City of Cardiff Council (Planning) directly to apply for planning subject to use.

## Tenure

The Port offers leasehold opportunities for open storage, existing accommodation or for bespoke development to meet individual occupier requirements. Terms are available on application and as per the insert schedule.

## Service Charge

A provision will be included for any lease for each tenant to pay a service charge, contributing to the costs of maintaining the common areas of the estate and providing on site security.

## Financial Support

The Port of Cardiff is located in an area designated as having Category 'C' status under European Commission state aid rules. Qualifying Companies may benefit from additional support.

For further information interested parties should contact the Welsh Government on 03000 603000, [www.businesswales.gov.wales](http://www.businesswales.gov.wales) or [www.gov.wales](http://www.gov.wales)

For further information, or to arrange a viewing, please contact:



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## Delivering Property Solutions

ABP Property has the land, the space and the in-house funding to deliver existing or bespoke property solutions. With 960 hectares of available port-based development land and a wealth of experience in the provision of industrial, logistics and office space, talk to us about how we can help you.

[abports.co.uk](http://abports.co.uk)