

TO LET/MAY SELL

Trade Counter/Warehouse Unit
339.09 Sq. M (3,650 Sq Ft)



Unit 9 Seawall Court

(Phase 2)

Seawall Road,
Tremorfa, Cardiff, CF24 5TH

Commercial Agency • Professional • Development • Investment • Valuation

LOCATION

The property is situated on Seawall Road, which is an established industrial location in Tremorfa, Cardiff situated approximately 3 miles east of Cardiff city centre. Junction 29a of the M4 motorway is accessed approximately 5 miles to the north east via the A48M and junction 33 of the M4 is accessed via the A4232, located approximately 12 miles to the west.

The subject property is situated off Rover Way. It is positioned adjacent to Phase 1 Seawall Court, BSP Pneumatic Centre and Pickford Removal & Storage.

DESCRIPTION

The property comprises a detached industrial warehouse unit of steel lattice frame construction, providing two clear open warehouse areas. The unit will offer the following:

- 1 No. Roller shutter doors (Manual)
- Three phase electricity supply
- Concrete floor
- One internal WC

In addition, there is the ability to insert further roller shutter doors in the front elevation.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area (GIA) basis as follows:

Warehouse **339.09 Sq. M** **(3,650 Sq. Ft)**

TERMS

Flexible terms available.

Alternatively, the freehold may be available.
Price on application.

RENT

On application.

VAT

All figures are exclusive of VAT, which will be charged at the prevailing rate.

RATES

For any enquires, please contact Cardiff Council's business rates section on 029 2087 1491.

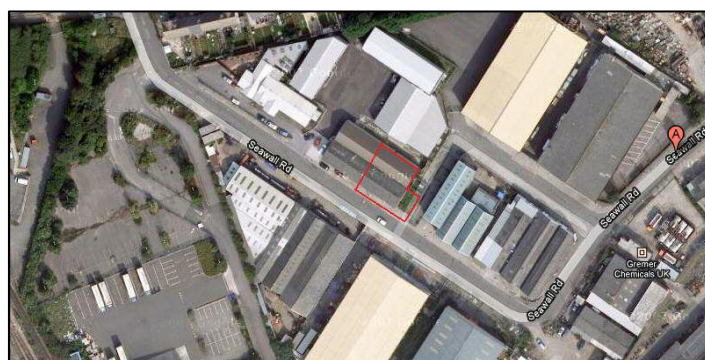
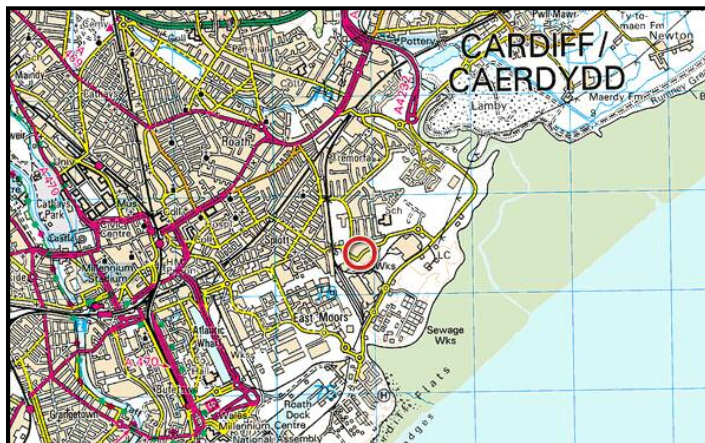
USE

Ideal for trade counter, builders merchants, warehouse and industrial occupiers.

LEGAL COSTS

Each party to bear their own legal costs in any transaction.

PLANS



VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole agents.

Please contact:

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