

FOR SALE / TO LET

MAJOR ROADSIDE INDUSTRIAL/DEVELOPMENT OPPORTUNITY

226,936 SQ FT (21,083 SQ M)
ON A SITE OF 9.2 ACRES (3.7 HA.) APPROX

Suitable for Motor Trade/ Retail/ Trade Counter
and other roadside uses



Penarth Road

LECKWITH, CARDIFF CF11 8JF



Description

A purpose built Factory on a secure and self contained site. The premises are a fully functional factory and comprises 7 bays, a bespoke warehouse, separate boiler and generator building and ancillary cold store, offices and canteen. Occupied until September 2009, the building provides a clear floor span within 3 main sections.

The main construction is of concrete frame with a multi pitched profiled metal sheeted roof, a suspended composite xxxxxx floor, with brick and clad external walls.

The property is built on a rectangular site of 3.7ha (9.2 acres) with a frontage to Penarth Road of over 250 metres. The complex has two entrances directly on to the access road running alongside Penarth Road, used for articulated lorry and staff vehicles access and egress.



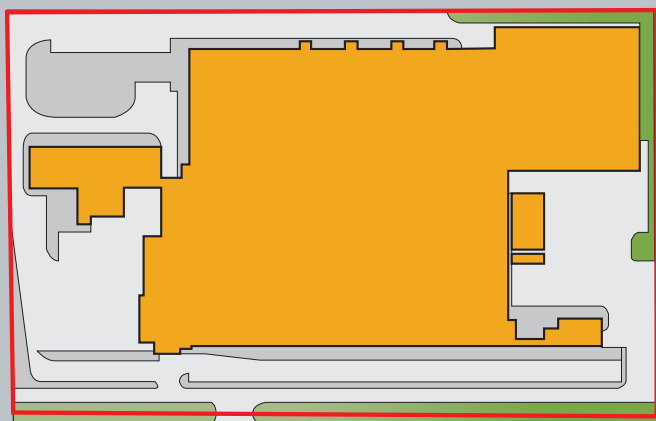
Penarth Road

LECKWITH, CARDIFF CF11 8JF



Specification

- Built in 1961 and extended in 1964
- Purpose built high bay warehouse added in 1980
- 7 dock level loading bays
- 3.X metre eaves, XX metres to the underside of the haunch
- Suspended composite floor through the 1961/1964 factory, solid floor throughout the high bay warehouse and ancillary buildings
- Separate dual fuel boiler house
- Separate 3 X back up generator building
- Air conditioning, heating, lighting throughout
- High quality offices throughout and separate reception and meeting room offices
- CCTV, alarm
- XX KWA power supply
- Fully functional factory/ warehouse complex (2 chillers removed)



PENARTH ROAD



Aerial Key

- | | | |
|--------------------------|-----------------------|--|
| 1 Dreams | 10 Honda | 20 Citroen |
| 2 Westco | 11 The Post Office | 21 Cardiff City Football Club
Ninian Park |
| 3 The Car Shop Megastore | 12 B&Q | 22 Capital Retail Park |
| 4 Renault | 13 Toyota | - Asda |
| 5 Bentley | 14 Lexus | - Costco |
| 6 Saab, Nissan & Fiat | 15 Stratstone Citroen | - JJB Sports |
| 7 Ford Thorne | 16 Seat | - M&S |
| 8 Wickes | 17 Mitsubishi | - Next |
| 9 Landrover | 18 Skoda | 23 Lechwith Stadium |
| | 19 Subaru | |



Accommodation

In summary, the gross internal floor areas are approximately as follows;

CURRENT USE	GIA SQ FT	GIA SQ M
Factory and ancillary offices	168,241 sq ft	15,630 sq m
High bay warehouse	32,862 sq ft	3,053 sq m
Canteen, kitchen + facilities	9,935 sq ft	923 sq m
Plant Room	2,637 sq ft	245 sq m
Bespoke " cold store"	3,067 sq ft	285 sq m
Boiler, generator buildings	5,533 sq ft	514 sq m
Reception and meeting room	4,661 sq ft	433 sq m
Total GIA	226,936 sq ft	21,083 sq m

The site contains 196 car parking spaces, 10 motorcycle spaces and 12 cycle bays. The facility has 7 dock loading bays and lorry parking.

Planning

Current use falls within Use Class Order B1, B2 and B8

For potential alternative uses, please refer to Cardiff City Planning Department on O2..... Enquiries should note that Cardiff County Council draft Local Development Plan that was put on Deposit on 27 April 2009, which when adopted will cover the planning period 2006-2021.

Development Opportunity

Subject to the necessary consents, the site has excellent development potential for alternative use. Current Planning use is for B1, B2 or B8.



Location

The property is located fronting Penarth Road, in the west of Cardiff, approximately 200m from the junction with Hadfield Road. Penarth Road is one of the main arterial routes into Cardiff.

Cardiff City centre is approximately 4km(2miles) to the north east, containing a vast array of services and facilities including prime retail areas, Cardiff City Council offices, the Castle, The Millennium Stadium and the mainline rail station. The nearest rail station to the property is....., with access to Cardiff, Swansea and West Wales. Penarth Road connects to the A4232 and in turn the A38 and separately to either J33 or 32 of the M4 motorway, leading to Newport, Bristol, London and connecting to the M5, plus Swansea to the west

To the South of Penarth Road is the impressive area of Cardiff Bay and port, which has over the last decade been developed to provide exceptional residential, retail and leisure facilities. Cardiff international airport, with increasing national and international connections ismiles to the Post Code reference for GPS directions is CF11 8JF.

Penarth Road is a mixed use location with retail, retail warehousing, offices, warehousing, industrial and motor trade uses.



Penarth Road



Terms

FOR SALE or TO LET.

Terms available on request.

Price & Lease Terms

Please refer to CorProp for details of the asking price and/or lease terms and rental.

VAT

All prices quoted will be subject to VAT at the prevailing rate.

Viewing

Contact Malcolm Brymer or Rebecca Fitzpatrick at Corporate Property Partners.

Drive Times

	Distance	Time
Cardiff City Centre	1.3 miles	4 mins
Port of Cardiff	2.2 miles	5 mins
M4	8.2 miles	18 mins
Cardiff Airport	10.5 miles	24 mins
Swansea	40.6 miles	54 mins
Bristol	46.6 miles	55 mins
Birmingham	114.3 miles	2 hours 11 mins
London	154.7 miles	3 hours 1 min

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