

FULLY REFURBISHED BUSINESS/WAREHOUSE/STORAGE/LIGHT INDUSTRIAL UNIT

2 HEDEL ROAD, CARDIFF, CF11 8DJ



COMMERCIAL LEASING OPPORTUNITY



KEY POINTS

- RECENTLY FULLY REFURBISHED HIGH-QUALITY BUSINESS/LIGHT INDUSTRIAL UNIT
- UNIT 2 IS AVAILABLE ON A LEASEHOLD BASIS ONLY
- OFFERING GROUND FLOOR WAREHOUSE, MEZZANINE STORAGE & FIRST FLOOR OFFICE ACCOMMODATION
- PARKING INCLUDED WITHIN DEMISE
- SITUATED IN AN EXCELLENT LOCATION, JUST 1.5 MILES WEST OF CARDIFF CITY CENTRE
- SUBJECT TO AGREEING TERMS, THE UNIT IS AVAILABLE TO OCCUPY IMMEDIATELY

LOCATION

The subject unit is located on Hedel Road, just off Sanitorium Road, within the Leckwith area of Cardiff and within very close proximity to Canton, Pontcanna and Victoria Park whilst being only 1.5 miles West of Cardiff City Centre. The surrounding area is predominantly residential with some light industrial and retail uses along with Treganna Primary School. The property is located very close to The Mill, which is regarded as one of Wales' largest regeneration programmes, creating a new urban village in Cardiff with 800 contemporary homes to the former Arjo Wiggins paper mill site.

Hedel Road adjoins Papermill Road, which houses The Bone Yard Shipping Container scheme and foot bridge linking Cowbridge Road East, whilst other occupiers within very close proximity to the subject unit include the popular Motel Nights, Ollies Bar & Kitchen and Dusty's Pizza.

ACCOMMODATION

The two storey mid-terrace warehouse unit provides accommodation on both ground and first floors with part brick and part clad elevations under a pitched roof.

The property benefits from: -

- Roller shutter entrance into warehouse
- Separate pedestrian access into reception / ground floor offices.
- The unit has been completely refurbished including newly fitted offices & staff facilities all to a high spec.
- New WC's and Kitchenette on both ground and first floor
- Three phase electricity / Gas / Water supplies
- Mezzanine storage
- Parking spaces immediately to the front of the unit

The unit provides the following approximate measurements and dimensions: -

Ground Floor GIA:	c. 297.71 sq.m / 3205 sq.ft
Mezzanine:	c. 172.96 sq.m / 1862 sq.ft
First Floor:	c. 56.72 sq.m / 610 sq.ft
Total GIA:	c. 527.45 sq.m / 5677 sq.ft

These areas are subject to on site verification

TERMS

New lease terms to be agreed, subject to an effective full repairing and insuring lease.

RENT

£30,000 per annum exclusive of VAT, business rates, service charge and insurance.

Planning

It is our understanding that the unit has most recently been used as storage and light industrial which in accordance with the Town and Country Planning (Use Classes) Order 1987 (as amended), the unit would benefit

from B1 and B8 planning use. All interested parties are advised to make their own enquiries via Cardiff City Council planning department to verify the planning use.

EPC

EPC Rating for 2-3 Hedel Road: 98/D – a copy of the EPC is available upon request

RATEABLE VALUE

£17,500

UBR: 0.535 (2021/2022)

Estimated Rates Payable: £9,362.50

All interested parties are advised to verify the rates payable via Cardiff Council Rates Department

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction



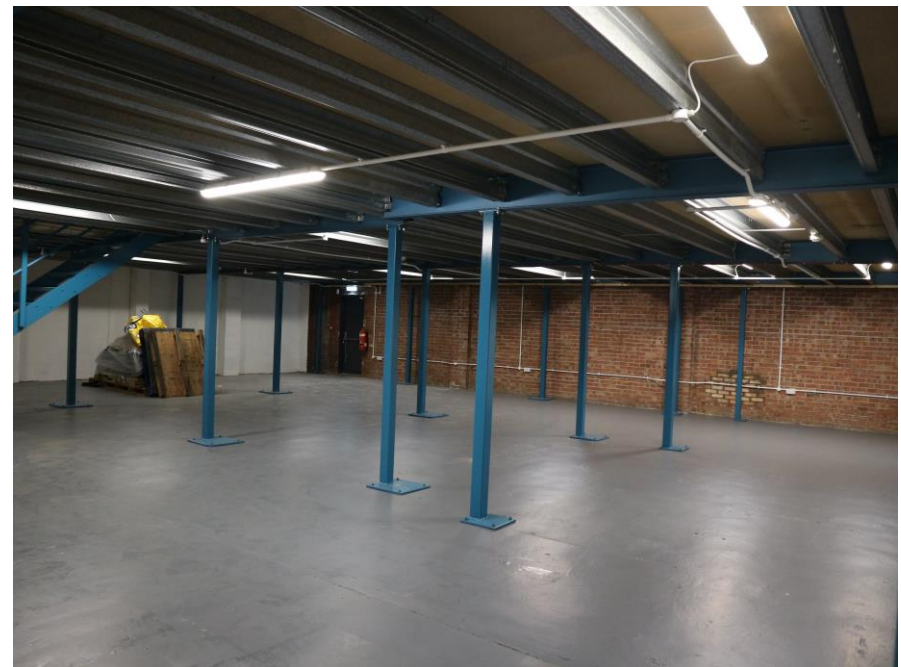
VIEWING & FURTHER INFORMATION

Please contact sole marketing agents, DTR Surveyors:-

Contact: David Rowlands

Email: david.rowlands@dtrsurveyors.com

Mobile: 07986 960494



DTR Surveyors, 1st Floor, 10 St Andrews Crescent, Cardiff City Centre, CF10 3DD

Subject To Contract: DTR Surveyors for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract; (ii) no person in the employment of DTR Surveyors has any authority to make or give any representation or warranty whatsoever in relation to this property. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



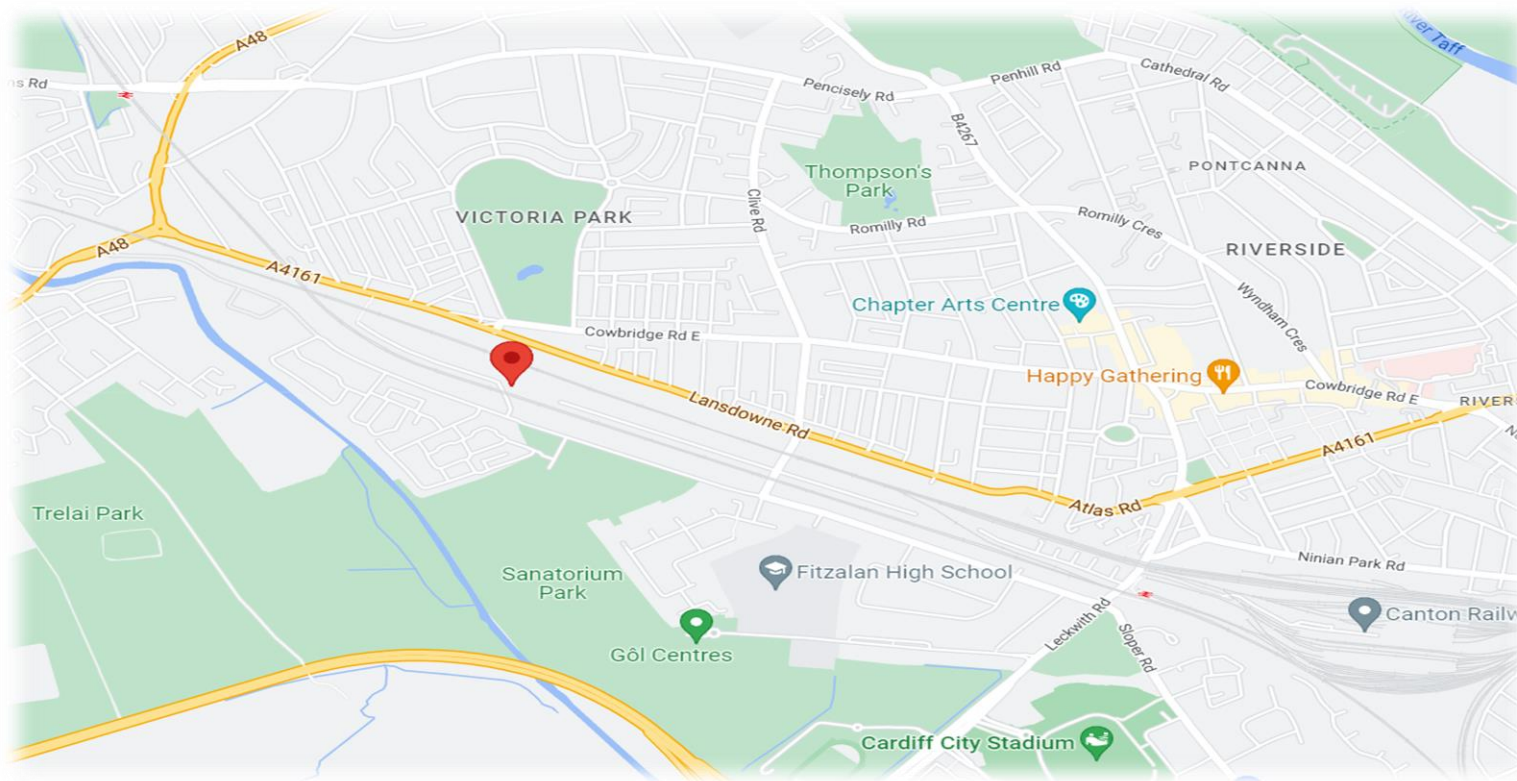
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