

Our Ref: JMH/VJE/07-13405
Your Ref:



20 June 2007

Dear

LAND AT ADJACENT TO ALDI SUPERMARKET FERRY ROAD

I have pleasure in setting out below brief preliminary details in respect of a site we are shortly to market at Ferry Road.

Location

The property is well located on the north side of the Grangetown Link Road A4232 (at the roundabout junction with the A4055). Cardiff Bay Retail Park is adjacent with major occupiers including Asda, Ikea, Boots and Argos. Immediately adjoining the site is an Aldi supermarket. The new International Sports Village development is just to the south of the A4232.

Description

The property comprises a mainly level site adjoining the Aldi supermarket as shown edged in red for identification purposes on Plan 1 attached.

Our clients are currently in discussions with the Highways Authority and Aldi regarding site access and the proposed arrangement is shown on Plan 2 attached.

Ground Conditions/Services

Interested parties should make their own enquiries. We have a copy of an engineering assessment and Highway Access and Utilities Report prepared in 2001 and this can be made available if required although the information contained therein should not be relied upon.

Planning

Planning consent was granted in January 2003 for a vehicle showroom. Our clients are currently in discussions with the local planning authority for the construction of retail showrooms as shown on Plan 3 attached.

Tenure

Freehold.

Terms

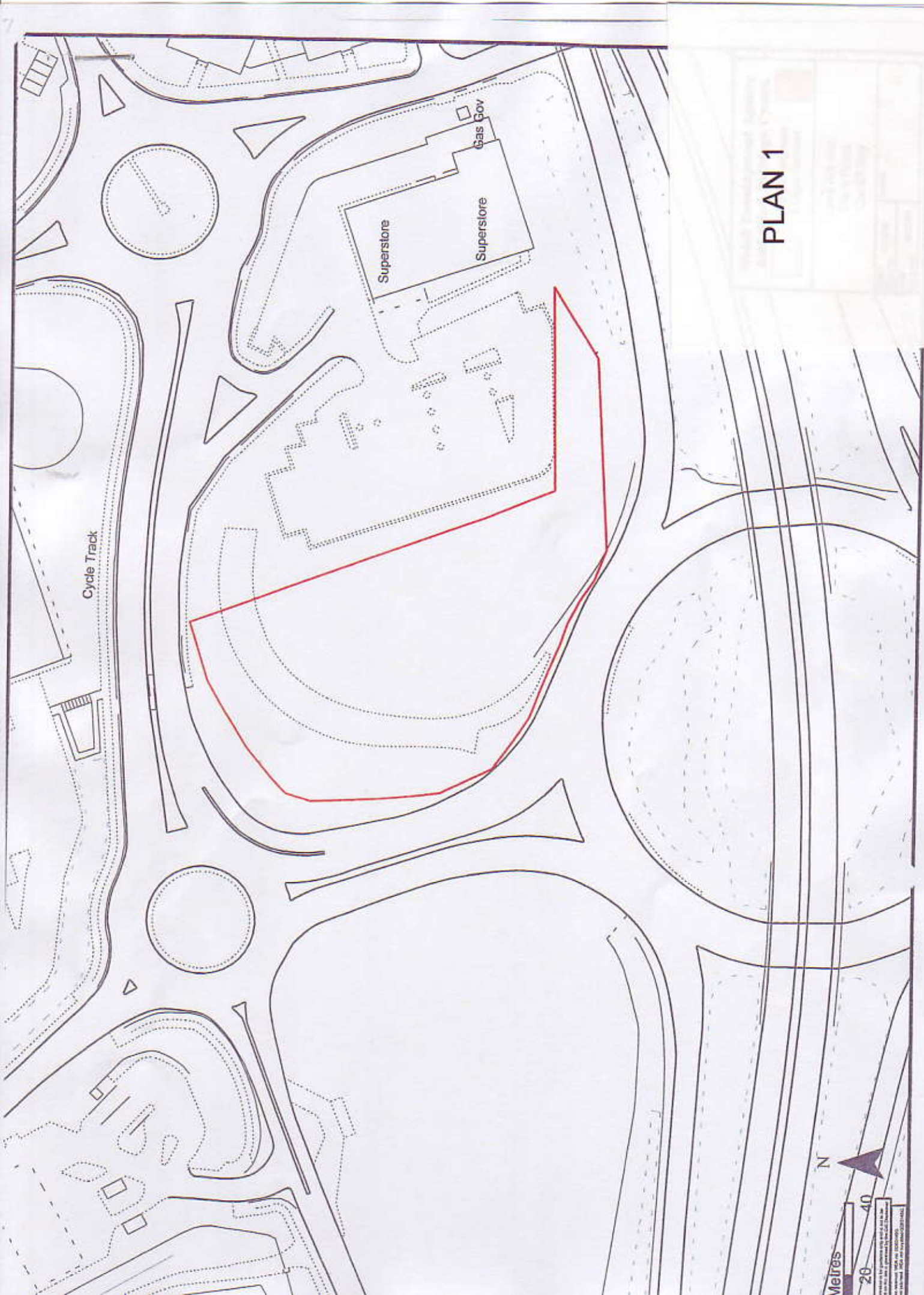
Offers invited.

If you would like any further information please do not hesitate to contact me.

Yours sincerely

J M Hirons MRICS
Director

Encs

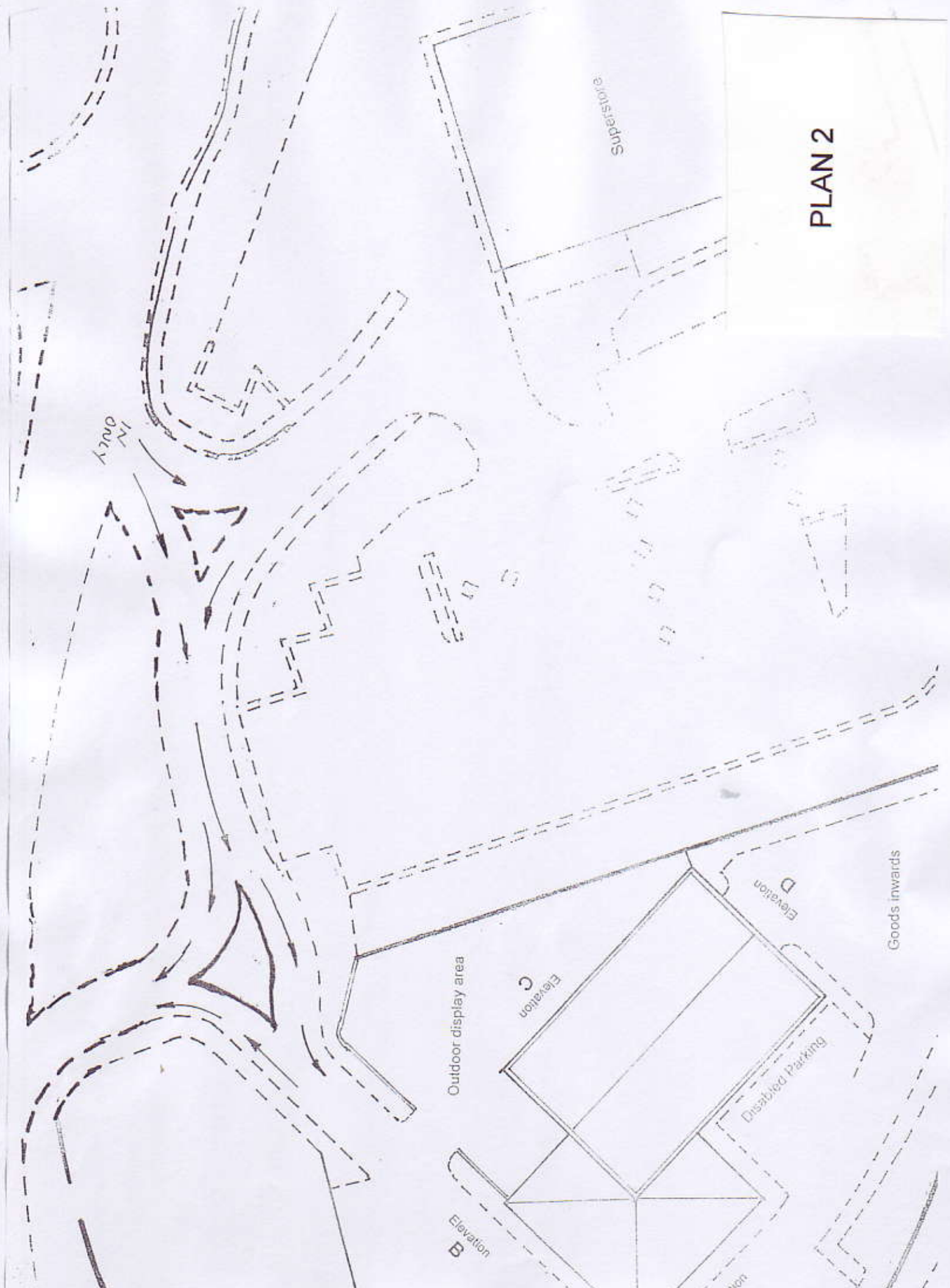


PLAN 1



Approved for construction by the Council of the City of Sydney on 12/11/2014.
Approved for construction by the Council of the City of Sydney on 12/11/2014.
Approved for construction by the Council of the City of Sydney on 12/11/2014.

PLAN 2



PLAN 3

