

HIRONS
MORGAN
& YAPP

PROPERTY ADVISORS & CONSULTANTS

For Sale

**Trade counter/warehouse/production unit
with offices
942 sqm (10135 sqft)**



**Sanatorium Road
Cardiff
CF11 8DG**



(029) 20 388988

Location

The property is located in a prominent position on Sanatorium Road in Cardiff. The road connects into Leckwith Road which provides easy access to the city centre and the A4232. The A4232 in turn leads to Junction 33 of the M4 Motorway, approximately 3 miles to the north.

The area is being transformed with the redevelopment of the 53.6-acre former paper manufacturing site into a thriving community of 800 homes.



RATES

Rateable value £32000

Rates payable 2017/2018 £15968

EPC

To be provided shortly.

Description

The property comprises a single storey unit with ground and first floor offices to the front. The specification includes:-

- Roller shutter and concertina door access
- Steel frame
- Brick and cladding elevations
- Heating and lighting to production area
- Glazed roof lights
- 3.8m minimum eaves
- Fully fitted offices
- Part air conditioned
- Male and female toilets

Externally there is parking together with circulation space to the side and rear.

Accommodation

The property has a gross internal area of 942 sqm (10135 sqft)

Terms

The property is available freehold and offers around £395000 are invited.

VAT

VAT may be payable in addition.

Legal costs

Each party will pay their own legal costs incurred.

Viewing

Contact Mark Hiron.

The particulars contained within this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted in these particulars may be subject to VAT in addition.



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