

To Let



Unit K2 South Point Industrial Estate Clos Marion Cardiff, CF10 4LQ

- Warehouse & Office space
- 6.1m minimum eaves
- Established industrial estate with excellent connectivity
- Prominent location adjacent to Cardiff Docks entrance

Location

The property is situated on South Point Industrial Estate, which sits to the south of Cardiff. The estate is adjacent to Cardiff Docks and is within close proximity to Queen Alexandra Dock, being just a 10-minute drive from Cardiff Bay and the City Centre.

The estate is strategically located, benefitting from excellent accessibility from Rover Way which provides connectivity to the eastern side of Cardiff, or the A4232 which links to Penarth and the western side of the city.

Description

Unit K2 is a mid-terrace industrial unit of steel portal frame construction with profile sheet cladding elevations. The ground floor comprises a large warehouse with offices to part. There is additional office space at first floor level.

The unit benefits from a pedestrian entrance at the front and roller shutter door at the rear.

The unit has the following:-

- Suspended ceiling with LED lighting on both floors
- Intruder alarm
- Male, female / disabled WC's
- Min eaves of 6.1m (Apex of 7.4m)
- Air conditioning to first floor
- Electric heating at ground and first floor
- Intercom system

Accommodation

The available accommodation as follows has been measured on a net internal area basis in accordance with RICS Property Measurement, 2nd Edition, January 2018:-

	sq m	sq ft
Ground Floor Warehouse	269.42	2900
First Floor Office	92.90	1000
TOTAL NIA	362.32	3900

Tenure & Terms

The property is available by way of a new lease for a term of years to be agreed.

Quoting Rental

Quoting **£6.50** per sq. ft. exclusive of VAT, service charge, buildings insurance and business rates.

Car Parking

There are 8 N° car parking spaces allocated with the property.



Important Notice

Hutchings & Thomas gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained here in (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any area, measurements or distances referred to herein are approximate only. 6. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulation or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not be way of statement of fact.

Estate Service Charge

The tenant will be responsible for a fair proportion of the estate service charge. Further details on request.

Energy Performance Rating

The EPC Certificate that has been provided indicates that the subject property will fall within the acceptable energy performance range for the purposes of the Act, being rated as C / 75 listed as B1 Offices Workshop Businesses. (Certificate N° 0270-5986-0368-9980-8004. Valid until 22nd March 2028) A copy of the certificate is available upon request.

Rateable Value

Description: Warehouse & Premises
Local Council Ref: 321020001442002500
Effective Date: 1st April 2026
Rateable Value: £21,500

Please note that Hutchings & Thomas cannot confirm the level of any payments to the Local Authority and any further enquiries will need to be made directly to Cardiff City Council – www.cardiff.gov.uk.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Hutchings & Thomas will require any tenant / purchaser to provide proof of identity along with any other required documents.

Contact

For more information contact Haydn Thomas:

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