

To Let

Roadside Light Industrial / Trade Unit



Unit 28
Bessemer Road
Cardiff
CF11 8BA



Location

The property is located on Bessemer Road approximately 1.5 miles south-west of Cardiff City Centre. Bessemer Road is a long-established trade counter/industrial location and is popular with local and national occupiers. Neighbouring units are occupied by the like of Hertz, GSF Car Parts and City Plumbing.

Hadfield Road, Cardiff's popular car-showroom and trade counter location is less than 100 meters from the property. Directly opposite the property is the Bessemer Road wholesale and fruit market.

Description

The detached property is of truss framed construction with brickwork/blockwork elevations under traditional steel profiled cladding sheet roofing panels.

The unit comprises a large warehouse space with roller shutter door and pedestrian entrance that leads into ground floor reception/office area. The unit also benefits from a trade counter entrance and first floor office accommodation.

The unit has clear height of 4.62m to the underside of the steel beams.

There is three phase, gas and water connection to the property.

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Floor	Size (sq ft)	Size (sq m)
Ground Floor	4,354	404.49
First Floor	271	25.15
Total	4,625	429.64

Rates

The current Rateable Value of the property for the period 2019/20 is based on UBR multiplier of £0.526p. The Rates Payable for 2019/20 are as follows:

Rateable Value	Rates Payable
£21,250	£11,177.50

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Tenure

Available by way of a new full repairing and insuring lease.

Quoting Rent

£22,500 per annum exclusive.

VAT

Not applicable to the rent.

Energy Performance Certificate

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Costs

Each party is to bear their own legal and professional costs incurred in the transaction.



Further Information

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