

# FOR SALE

## Trade Counter/Industrial/Warehouse Investment Opportunity



Unit 34 Argyle Way, Ely Distribution Centre,  
Cardiff. CF5 5NJ

- Well Established Industrial Estate
- Within close proximity to the A48 and the A4232 providing access to the M4 motorway
- Parking Area to front

**Asking Price Of £145,000**

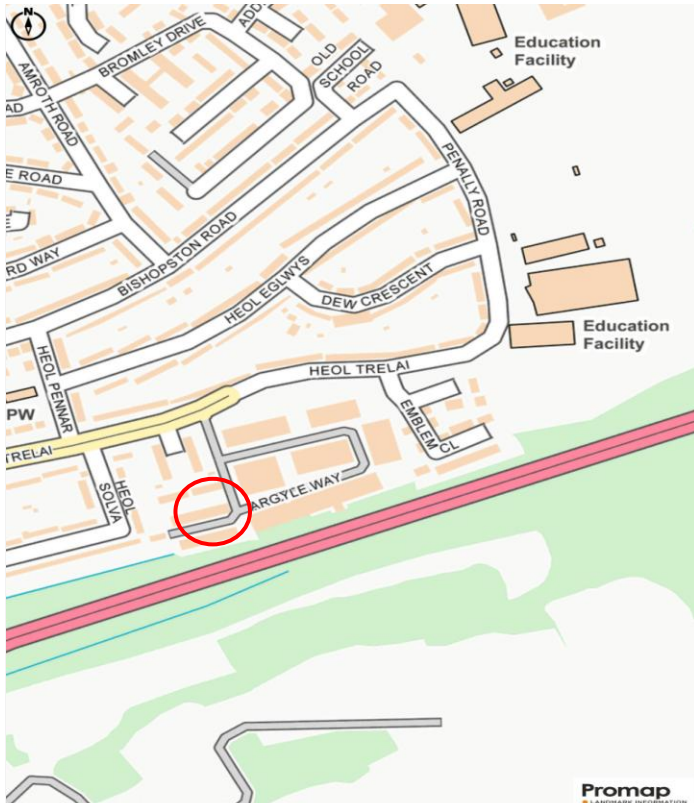
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# Unit 34 Argyle Way, Ely Distribution Centre, Cardiff. CF5 5NJ



## LOCATION

The property is situated to Ely Distribution Centre, Argyle Way some 4 miles West of Cardiff City Centre.

Cowbridge Road West (A48), a main arterial route, is within close proximity providing access to the M4 at Junction 33 via the A4232 dual carriageway. Cowbridge Road West also gives access to the city centre in the east, via Cowbridge Road East.

Other occupiers within the vicinity consist of mostly independent traders to include multiple vehicle sales and repair companies, Cardiff Olympic Gymnastics, Celtic Prop Hire, Binky Bouncy Castle Hire and The Pet Corner Cardiff.

## DESCRIPTION

The property comprises an end of terrace unit currently let to Fairmitre Windows comprising warehouse/workshop with reception/office.

The property has a mezzanine floor over the majority and car parking to the front.

## ACCOMMODATION

The accommodation briefly comprises:

Ground Floor	124 sq.m. (1,335 sq.ft.)
Mezzanine	92.7 sq.m. ( 998 sq.ft.)

**Total Area 216.7 sq.m. (2,333 sq.ft.)**

## TENURE/TERMS

Freehold - Subject to the existing 1 year lease from 1st May 2023 producing an annual income of £8,280pax. Further information available upon request.

## ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of:

**Energy Efficiency Rating 60:C.**

Copy certificate available upon request.

## RATEABLE VALUE

It is advised that interested parties make their own enquiries with the Commercial Rates Department on 029 20 871491/2.

## LEGAL COSTS

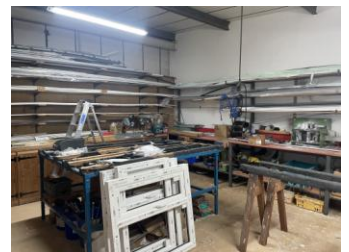
Each party to bear their own legal costs incurred in the transaction.

## V.A.T.

All figures are quoted exclusive of V.A.T. where applicable.

## SUBJECT TO CONTRACT AND AVAILABILITY

## VIEWING STRICTLY BY APPOINTMENT ONLY



**Cardiff Bay 029 2046 5466**

13 Mount Stuart Square, Cardiff Bay, Cardiff  
CF10 5EE

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