

WHOLESALE WAREHOUSING / DISTRIBUTION UNIT

TO LET

325.27 SQ.MT (3,500 SQ.FT)



**FORMER CANTEEN UNIT
WHOLESALE FRUIT CENTRE
BESSEMER ROAD
CARDIFF
CF11 7BE**

**burnett
davies**

Chartered Surveyors

21 Penlline Road,
Whitchurch,
Cardiff
CF14 2AA

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Particulars

Contact: 029 2062 1162



LOCATION

Cardiff Wholesale Fruit Centre is located to the west of the City centre off Penarth Road at the junction of Bessemer Road and Hadfield Road.

Hadfield Road provides good access to the motorway networks via the A4232 link road to J33 of the M4 and A470 at J32. Penarth Road provides access to Cardiff and Cardiff-Wales International airport, 10 miles distant.

The Centre accommodates a variety of fruit and vegetable wholesalers, vintners and butchers. The surrounding area is home to trade counter operators such as B&Q and cash and carry wholesalers amongst other service providers and factors.

DESCRIPTION

The Centre comprises four blocks of warehouses with a central tarmaced courtyard parking area inside and a one way route around the outside, providing vehicular circulation. The Centre is secured CCTV and pallasade fencing around the perimeter with one point of access via the security gatehouse in Bessemer Road.

A gatehouse, bank, café and toilet block are located within the compound.

ACCOMMODATION

The unit comprises a stand alone single storey unit of brick/blockwork construction.

The accommodation is laid out over two main rooms with a number of smaller partitioned rooms as well as WC and kitchen facilities.

The unit has the benefit of a new gas boiler, 3 phase electricity and parking.

Gross Internal Area: Ground 325.27 sqm (3,500 sq ft)

TERMS

The unit is available by way of a new Full Repairing and Insuring lease on terms to be agreed.

RENT

Price on application.

RATES

We understand the unit has a rateable value of £7,100 per annum. Therefore rates payable are £3,038.80 for the year 2011/2012.

SERVICE CHARGE

The Centre levies a service charge to cover its management, gatehouse provision and CCTV coverage amounting to £5,200 per annum

All other charges for utilities and refuse collection are the responsibility of the tenants.

Site rules and regulations are available upon request.

VIEWING

Strictly by prior appointment with sole agents;

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Subject to contract and availability

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