

HRB

Commercial Property
Consultants

Unit A Tolven Court, Dowlais Road, Ocean Park, CARDIFF

SAT NAV: CF24 5LQ

TO LET

Prominent Warehouse
& Trade Counter

Detached Building
Self Contained Site
Generous Car Parking
Potential for Showroom /
Retail (Subject to Planning)

www.hrbcommercial.co.uk

- Prime position in Ocean Park, 1 mile south east of Cardiff City Centre
- Detached warehouse and trade counter with excellent parking provision and circulation
- High visibility and direct access from Ocean Way

15,760 sq.ft. (1,464 sq.m.)

Gross Internal Area



HRB



029 20 34 00 33

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Location:

Ocean Park is located one mile south east of the City Centre. The main arterial road running through this prime business location is Ocean Way with over 20,000 vehicle movements each day. Occupiers on the Park include Jewson, Hilti, Greggs, St Johns, Toshiba and Barnardos. An Esporta gym, and a number of hotels including a Premier Inn and Mercure are in close proximity.

Description:

The property occupies a prominent position on Ocean Way opposite Regents Trade Park with high visibility from both directions. The building offers office and trade counter accommodation over ground and part first floor at the front of the property with a warehouse area to the rear. The self contained site offers excellent external circulation space and car parking. The rear warehouse has a single roller shutter door and there is separate access for the offices and trade counter. The Landlord is to undertake a refurbishment programme including upgrading of external cladding.

The building would suit a number of other uses including showroom and retail (subject to planning).

Accommodation:

The property comprises the following areas;

Ground Floor Office / Trade Counter	3,130 sq.ft.	290.7 sq.m.
First Floor Office	3,130 sq.ft.	290.7 sq.m.
Warehouse	9,500 sq.ft.	882.6 sq.m.
Total	15,760 sq.ft.	1,464 sq.m.

Car Parking:

There is potential for 37 car parking spaces on site.

Tenure and Terms:

The property is available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

Rateable Value:

The rateable value is to be re-assessed. Interested parties should make their own enquiries with the local rating authority.

Legal Costs:

Each party will be responsible for their own legal costs.

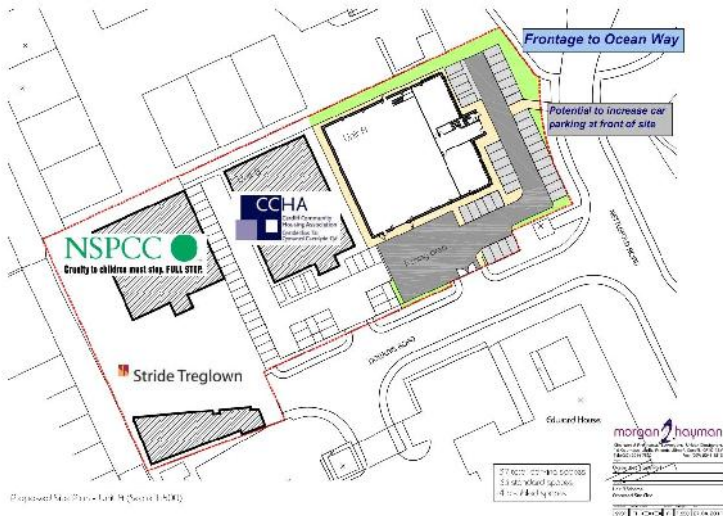
Further Information:

For further information please contact the joint agents, contact details below;

You should be aware that the Code for Leasing Business Premises in England and Wales 2007 strongly recommends you seek professional advice before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk

Viewing:

Strictly by appointment through joint agents HRB & BNP Paribas



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Subject to Contract, September 2011

