

ABP Business Park Cardiff

Compass Road, CF10 4LB



Design & Build Industrial / Distribution Opportunities
up to 50,000 sq m on a total site of 15.20 ha (37.76 acres)

15.20 ha (37.76 acres)

Road / Rail / Sea

connectivity

Available as a

**whole or
in part**

Industrial / Distribution

**development
land**

Design and build opportunities for

B2 (Industrial)
B8 (Storage Distribution)

A prime development site of approximately 15.20 hectares (37.76 acres) situated in the heart of Cardiff Docks with rail access immediately adjacent, which could be extended into the site. The site benefits from excellent road communications via the port and Rover Way, in turn leading to the A48M and motorway network. The site also has the potential to benefit from access to the port facilities.



and

Opportunity

The site extends to approximately 15.20 hectares (37.76 acres), offering the potential for a range of uses, subject to planning. Available as a whole or in part, this exciting opportunity has the capacity to deliver up to 50,000 sq m of new industrial / distribution accommodation in the city of Cardiff, the fastest growing capital city in Europe.

The Port provides multimodal facilities, including direct quayside access capable of accommodating vessels of 35,000 dwt and a newly constructed rail loading facility to facilitate rail handling services. ABP has invested significantly in the port over the past few years, modernising infrastructure and supply customers with specialist storage solutions and handling equipment.

ABP has the financial resource, the expertise and the experience to design and build bespoke accommodation ranging from single units to multi-building facilities.

Specification

- + 15.20 hectares (37.76 acres) of brownfield development land
- + Outline planning consent granted for employment use (B2 and B8 use classes)
- + Situated in the Cardiff Capital Region
- + The port has the ability to accommodate deep-sea trade
- + The site is wholly owned by ABP and leasehold facilities can be designed and built to meet individual occupier requirements
- + The site has access to port-related utilities and services. A full assessment of available utilities will be provided on request
- + The site can be sub-divided to suit individual occupier requirements up to 50,000 sq m
- + Excellent road access to Junctions 29 and 33 of the M4 motorway
- + Bespoke design and build opportunities available
- + Multi modal connectivity – road / rail / sea

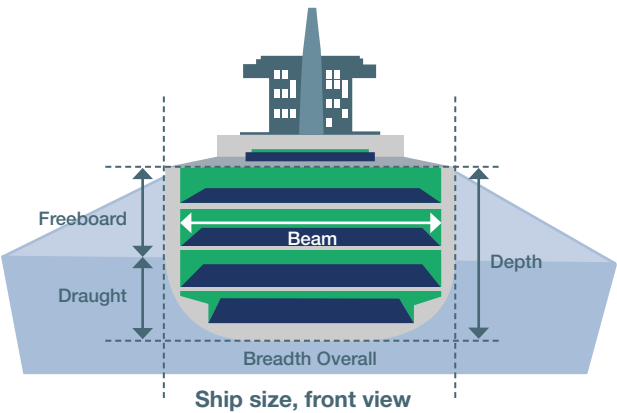
Potential Uses

- + Industrial
- + Port-related uses
- + Logistics
- + Warehouse
- + Manufacturing and processing

Port Services

The Port handles 1.7 million tonnes of goods annually and has expertise in the handling of steel, forest products and bulk cargoes.

The docks can accept vessels of varying sizes:



Draught: up to 10.0m

Beam: up to 26.0/27.0 m

Length: 198m

DWT: 35,000 tonnes.

(ABP can provide separate handling services quotation on application).

Demographics

Population

361,500

Projected population of 410,700 by 2030.
Cardiff Capital Region Population: 1.5 million
Source: gov.wales

Total Employee jobs

202,000

Source: nomisweb.co.uk

Skilled workforce with NVQ2+ qualifications

193,900

Source: nomisweb.co.uk

5,400

Unemployment (claimant counts)
Source: nomisweb.co.uk

£531.40

Average (median) full time weekly wage £21.60 below UK average
Source: nomisweb.co.uk/ / gov.wales

69%

Population of Cardiff are of working age
Source: nomisweb.co.uk

Data correct as of November 2017.



Indicative image of completed building.

Existing Port Occupiers

We are proud to work with some of the world's leading brands, all of which are located at ABP Cardiff.





Cardiff Central

Cardiff City Centre

Cardiff Bay Train Station

Mermaid Quay

A4232

M4
J33 / 10.3 mi.

A4232

M4
J29 / 8.2 mi.



Roath Dock

Rail Loading Facility

Compass Road



Queen Alexandra Dock

Cold Stores Road



Longships Road

Transport links

ABP Business Park is strategically situated in Cardiff Bay, on the southern edge of Cardiff city centre and has excellent connectivity to Cardiff’s main road network. The Prairie offers the opportunity for occupiers to benefit from access to both Junction 29 (east) and Junction 33 (west) of the M4 motorway via the newly extended A4232 dual carriageway as well as direct access to the centre of Cardiff, Wales’ capital city.

Road

ABP Business Park site is located south of the city centre of Cardiff with direct road access via the A4232 link road to Junction 33 of the M4 (West) or the A48M linking Junction 29 of the M4 (East). Both motorway junctions are ideally placed to allow excellent links to South Wales, the south of England and wider Midlands supply chains.

A4232	1.4 km / 0.9 miles
M4, J33	16.6 km / 10.3 miles
M4, J29	13.2 km / 8.2 miles
A48M	9.9 km / 6.1 miles

Rail

The site benefits from direct rail access which can be extended into ABP Business Park to allow transportation of freight and products via the Great Western mainline. Passenger trains run from Cardiff Central station (located 2.3 miles to north of the site) to London Paddington every 30 minutes, and once electrification of the Great Western mainline is completed, rail journey times will be reduced to just 100 minutes.

Cardiff Bay Station	2.6 km / 1.6 miles
Cardiff Central	3.7 km / 2.3 miles

Sea

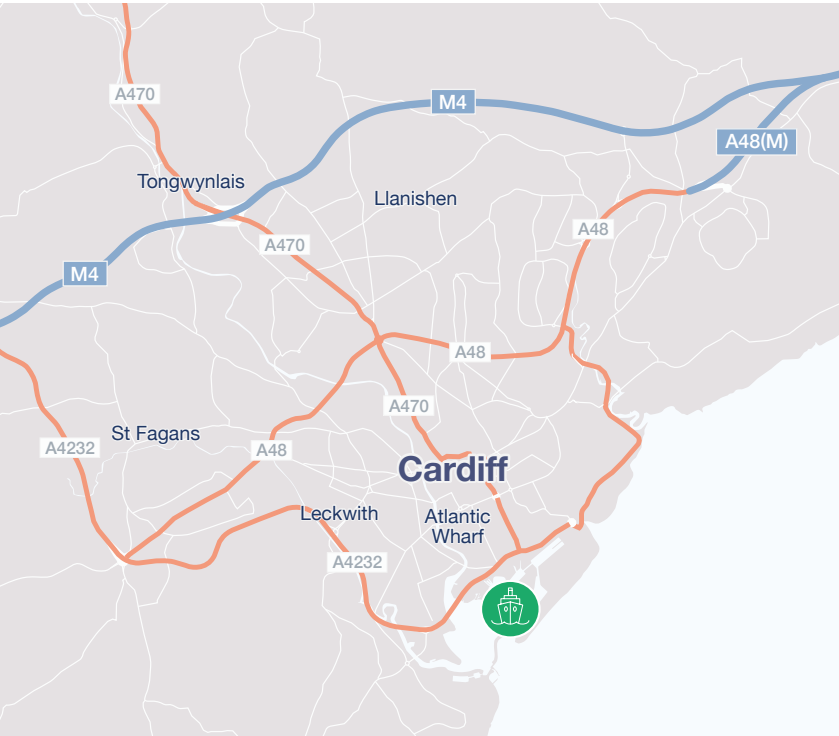
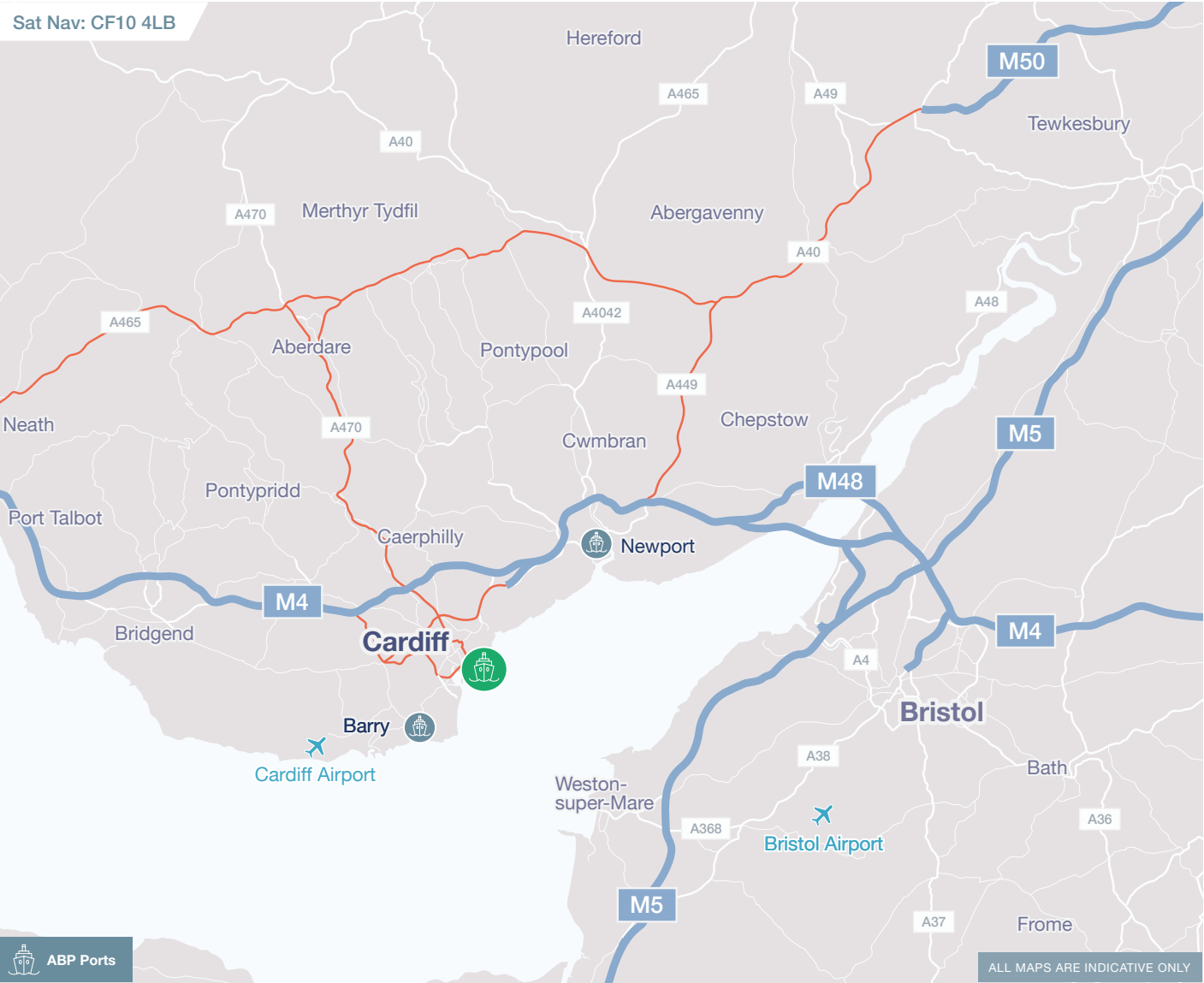
ABP Business Park benefits from direct port access and can accommodate deep sea trade. Other key ports in South Wales include ABP Barry, which is 8 miles or 28 minutes travel time from the site and ABP Newport, which is 14 miles or 36 minutes travel time from the site.

Air

Cardiff Airport is 14 miles or 20 minutes travel time from the site. Bristol Airport is 50 miles or just over 1 hour travel time from the site via the M4 and M49. Birmingham Airport is 115 miles or 2 hours away via the M4/M50/M5/M42.

Cardiff Airport	23.5 km / 14.6 miles
Bristol Airport	75 km / 46.6 miles
Birmingham Airport	185 km / 115 miles
Heathrow Airport	220km / 137 miles

Direct regular trains to London in just 100 minutes (post electrification).



Key Cities

Birmingham	191 km / 118.7 miles
London	244 km / 151.6 miles
Bristol	73 km / 45.4 miles



Master plan

An indicative master plan for the site is shown opposite. Bespoke units can be built to suit specific occupier requirements.

Indicative accommodation schedule

Unit 1	2,552 sq m	27,470 sq ft
Unit 2	2,552 sq m	27,470 sq ft
Unit 3	3,065 sq m	33,000 sq ft
Unit 4	3,065 sq m	33,000 sq ft
Unit 5	5,111 sq m	55,014 sq ft
Unit 6	1,760 sq m	18,944 sq ft
Unit 7	2,464 sq m	26,522 sq ft
Unit 8	16,128 sq m	173,602 sq ft
Total	36,897 sq m	397,159 sq ft

(All areas are quoted gross internal)

A typical accommodation specification for a bespoke facility may include:

- + Minimum 8m eaves height (to haunch)
- + Floor loading from 50 KN / sq m
- + 3 phase power supply
- + Self-contained and secure service yards
- + Ground and / or dock loading
- + Generous car parking provisions
- + 24-hour site security
- + BREEAM 'Very Good' rating

Planning

The site benefits from outline planning permission for B2 (industrial) and B8 (storage and distribution) uses – full details are available upon request.

The site is located within Employment Policy EC1.2 (Cardiff Port & Heliport) in the Cardiff Local Development Plan (2006-2026), defining primary uses as (port-related) activity within B1/B2/B8 uses. The Port also benefits from extensive permitted development rights for port-related activities. Interested parties are advised to contact City of Cardiff Council (Planning) directly to apply for planning subject to use.

Tenure

The site offers leasehold opportunities for bespoke development to meet individual requirements. Terms available on application.

Services

Mains services consisting of electricity, water and drainage will be made available to site and can be connected at an additional cost to the incoming tenant.

Service Charge

A provision will be included in any lease for each tenant to pay a service charge, contributing to the costs of maintaining the common areas of the estate and providing on-site security.

Financial Support

Cardiff Bay is located in an area designated as having Category 'C' status under European Commission state aid rules. Qualifying Companies may benefit from additional support.

For further information interested parties should contact the Welsh Government on 03000 603000, www.businesswales.gov.wales or www.gov.wales

Delivering Property Solutions

With 960 hectares of available port-based development land and a wealth of experience in the provision of industrial, logistics and office space, talk to us about how we can help you.

property.abports.co.uk

Contacts

For further information, or to arrange a viewing, please contact:



Rob Ladd

Partner

E: rob.ladd@cushwake.com

T: 02920 262254

Chris Yates

Associate

E: chris.yates@cushwake.com

T: 02920 262272



Rhys Morgan

Head of Property, South Wales

E: rmorgan@abports.co.uk

T: 02920 835030

M: 07979 530432

Ralph Windeatt

Head of Commercial, South Wales

E: rwindeatt@abports.co.uk

T: 02920 835062

M: 07802 270776