

# CARDIFF

STORAGE SITE WITH WAREHOUSE  
30,000 SQ FT ON 10.97 ACRES

M Shed, Cold Stores Road, Port of Cardiff,  
Cardiff, CF10 4LU

Available Property

Excellent road access

Secure Port Environment -  
24 hour security and access

Close proximity to Cardiff city  
centre and Cardiff Bay

Multimodal connectivity - road/rail/sea





# Opportunity

The premises comprise a 30,000 sq. ft warehouse on a self-contained site of 10.97 acres. Set within the secure confines of the Port of Cardiff, just 1 mile south of Cardiff City Centre.

The Port provides multimodal facilities, including 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. Existing occupiers on the Port include Valero, Cemex, Pets Choice and EMR.

## Location

The property is strategically situated within the heart of Cardiff Docks in Cardiff Bay. The site offers the opportunity for occupiers to benefit from access east to Junction 29 (9 miles) and 30 and west to Junction 33 (11 miles) of the M4 motorway via the A4232 dual carriageway. The Port benefits from rail access and direct quayside access is available to accommodate ships of up to 35,000 dwt. In close proximity is Cardiff Bay and Cardiff city centre (1 mile north).

**Road** M4 J29 – 15.6km / 9.7 miles  
M4 J30 – 11.5 km / 7.1 miles  
M4 J33 – 17.2 km / 10.7 miles  
M4 J18 – 59.2 km / 36.8 miles

**Rail** Direct rail access and handling services can be provided

**Air** Cardiff airport – 22.4 km / 13.9 miles

**Sea** Quayside capable of taking ships of 35,000 dwt.

## Estate service charge / building insurance

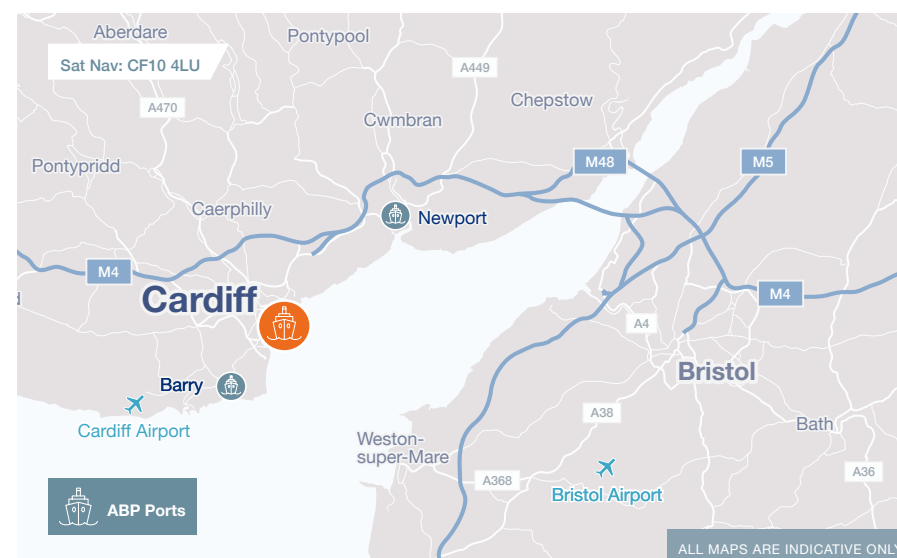
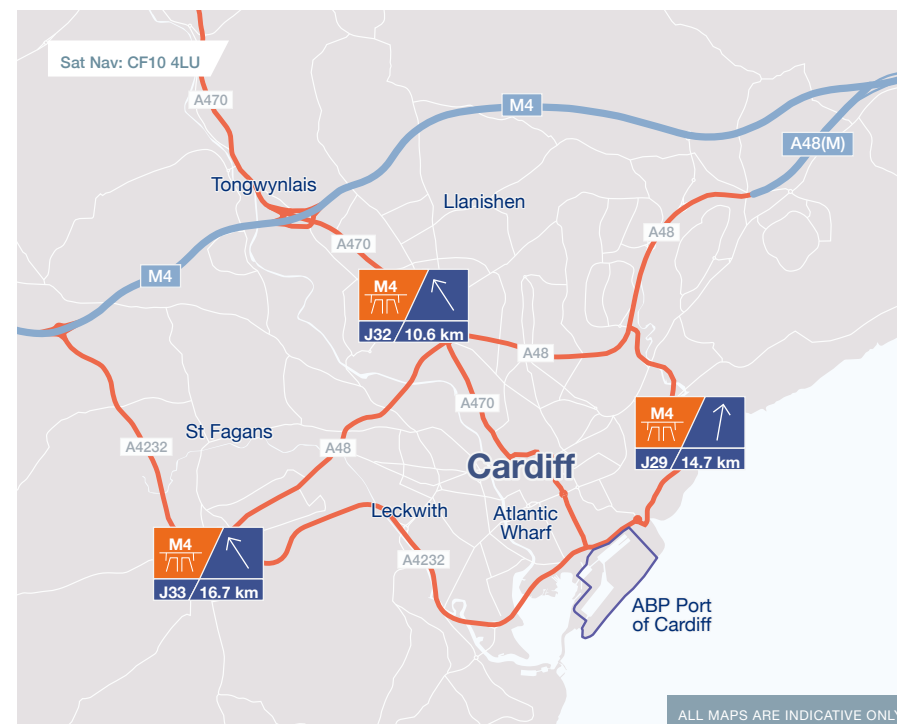
A provision will be included for the tenant to pay a service charge, contributing to the costs of maintaining the common areas of the estate and providing on site security.

## Energy Performance Certificate

A copy of the Energy Performance Certificate can be downloaded from this listing - the EPC rating in B-44.

## Accommodation

- + Warehouse 2,787 sq m (30,000 sq ft)
- + Minimum eaves height 8 metres
- + Maximum eaves height 10.5 metres
- + Large surfaced site totaling 10.97 acres





## Aerial View





## Rateable Value

Occupier responsible for Business Rates - at present the site forms part of the Port Cumulus, further details available on request.

## Legal costs

Each party responsible for their own legal and surveyors costs incurred in the transaction.

## Tenure & Terms

M Shed is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed - Flexible terms available. Full details are available upon application with the joint agents (see below).

## Rent

Rent £350,000 per annum (Excl.)  
VAT charged in addition.

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



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TC-00039 December 2023

# Land Space Funding



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## Delivering Property Solutions

ABP Property has the land, the space and the in-house funding to deliver existing or bespoke 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.

[abports.co.uk](https://abports.co.uk)