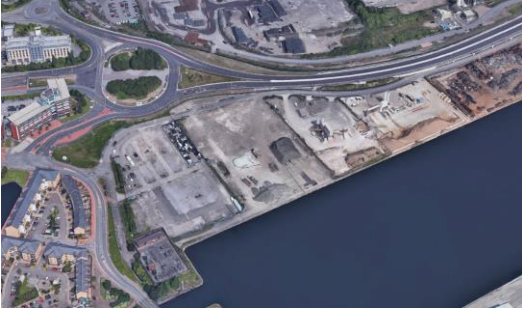









CARDIFF PORT - AVAILABILITY SCHEDULE




ADDRESS	SITE NUMBER (SEE PLAN)	SIZE	QUOTING RENT (PER ANNUM)	DESCRIPTION
<p>Queensgate Land</p> 	<p>1</p>	<p>8.00 acres</p>	<p>Quoting Terms on Application</p>	<p>Site is located to the northern boundary of Cardiff Port with access provided via Roath Dock Road, which links to the A4232.</p> <p>The site benefits from excellent visibility onto the Queensgate Roundabout.</p> <p>The site totals approximately 8.00 acres of cleared, level, hard standing surfaced land available for a variety of uses, subject to planning. Available as a whole or in part.</p>
<p>The Stone Yard Sites Compass Road</p> 	<p>2</p>	<p>Site A: 0.50 acres Site B: 1.00 acres</p>	<p>£35,000 per acre</p>	<p>Sites benefit from excellent access, located approximately 0.50 miles from the Port entrance, accessed via Rover Way.</p> <p>Immediate availability here comprises two sites - <u>SITE A</u> being 0.50 acres of surfaced, fenced yard (services, by way of power and water, require connecting); <u>SITE B</u> comprising 1.00 acres of hardcore surface, fenced with power and water connected.</p> <p>*Additional residual land is also available that carries potential for design and build opportunities. Further details are available upon request.</p>


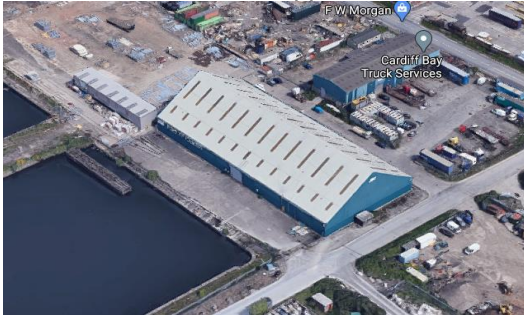
<p>Cold Stores Road (Former Travis Perkins Regional Distribution Centre)</p> 	<p>3</p>	<p>95,207 sq ft (plus an additional canopy area of 25,188 sq ft) on a site of 6.93 acres</p>	<p>£525,000 per annum</p>	<p>The property is located on Cold Stores Road, approximately 0.80 miles from the Port Entrance. Specification includes:</p> <ul style="list-style-type: none"> • 95,207 sq ft warehousing (including ancillary office accommodation) • covered canopy of 25,188 sq ft. • set within a secure site of approximately 6.93 acres (31.60% site coverage). • 7.00 metres to underside of haunch, 8.90 to underside of beam. • Level access loading (5 doors) • 30 Kn sq m floor loading capacity (warehouse and yard).
<p>Former Severn Insulation Premises Compass Road</p> 	<p>4</p>	<p>0.60 acres</p>	<p>£18,000 per annum</p>	<p>This site is located 0.60 miles from the Port entrance and benefits from access via the Cold Stores Road / Compass Road junction.</p> <p>The site is fully self-contained, secure (fenced), cleared and benefits from WC facilities in situ. Hardcore / gravel sub-base.</p>
<p>C Shed Warehouse Cargo Road</p> 	<p>5</p>	<p>45,000 sq ft</p>	<p>Quoting Terms on Application</p>	<p>Detached brick built warehouse configured across a number of bays (columns separating the individual bays) each with level access loading doors, opening onto Cargo Road.</p>

<p>Queen Alexandra House Land</p> 	<p>6</p>	<p>1.50 acres</p>	<p>£45,000 per annum</p>	<p>The site is located in close proximity to Queen Alexandra House, at the western boundary of Cardiff Port, accessed via Cargo Road.</p> <p>The site is tarmacadam surfaced, offering 1.50 acres of open storage land, capable of being self-contained with fencing works.</p>
<p>Former Engineers Workshop Queens Road South</p> 	<p>7</p>	<p>6,596 sq ft plus rear yard of 0.60 acres</p>	<p>£50,000 per annum</p>	<p>The property is located in close proximity to Queen Alexandra House, at the western boundary of Cardiff Port and is accessed via Queens Road South / Locks Road.</p> <p>The property comprises a terraced 6,596 sq ft warehouse premises, immediately available to let, with a secure external storage space to the premises rear.</p>
<p>ABP Business Park Longships Road</p> 	<p>8</p>	<p>37.76 acres <i>DESIGN AND BUILD OPPORTUNITIES</i></p>	<p>Quoting Terms on Application</p>	<p>ABP Business Park is situated centrally within, Cardiff Port approximately 0.40 miles west of the Port entrance, with excellent access onto Compass Road and Longships Road as well as offering multimodal potential with a connection to the adjacent rail line.</p> <p>The site benefits from outline planning consent for up to 50,000 sq m of B2 & B8 design and build opportunities.</p> <p>Available as a whole or in part.</p>

<p>Former PRAX Terminal Queens Road South</p> 	<p>9</p>	<p>11.00 acres</p>	<p>£250,000 per annum</p>	<p>The site located at the western boundary of Cardiff Port, accessed via Longships Road and Queens Road South.</p> <p>The site comprises the former PRAX bulk liquid storage terminal, benefitting from direct sea, rail and road loading capabilities.</p>
<p>Former Phoenix Hire Premises Rover Way</p> 	<p>10</p>	<p>2,459 sq ft on a site of 0.40 acres</p>	<p>Quoting Terms on Application</p>	<p>Premises are situated 0.10 miles from the Port entrance, with excellent access and visibility fronting onto Rover Way.</p> <p>Comprises a detached industrial warehouse with a double roller shutter door opening onto a rear secure yard.</p> <p>Eaves height to the warehouse is 4.07 metres (minimum) with a ridge height of 6.26 metres.</p>
<p>Land to South Side of Roath Dock Old Clipper Road</p> 	<p>11</p>	<p>3.00 acres</p>	<p>Quoting Terms on Application</p>	<p>The site is located 0.30 miles from the Port entrance, accessed via Old Clipper Road, which in turn links to Clipper Road and Rover Way.</p> <p>Approximately 3.00 acres of level, cleared and part surfaced yard space.</p>

<p>B Shed Warehouse Cargo Road</p> 	<p>12</p>	<p>54,712 sq ft</p>	<p>£246,000 per annum</p>	<p>Detached industrial warehouse located off Cargo Road, at the north western boundary of Cardiff Port, with loading yards (to be self-contained) at either end of the premises, measuring approximately 0.60 acres each.</p> <p>The warehouse benefits from level access loading to all four elevations and a clear span minimum eaves height of 8.60m, a haunch of 9.46m and a maximum eaves of 10.50m.</p>
<p>M Shed Warehouse Cold Stores Road</p> 	<p>13</p>	<p>29,611 sq ft</p>	<p>Quoting Terms on Application</p>	<p>Detached industrial warehouse located at the southern boundary of Cardiff Port, accessed via Cold Stores Road.</p> <p>The property is set within a self-contained site that benefits from 360-degree circulation, two level access loading doors and a minimum eaves of 8.41m, a haunch of 9.33m and a maximum eaves of 11.43m.</p>
<p>Land at Clipper Road</p> 	<p>14</p>	<p>0.90 acres</p>	<p>£30,000 per annum</p>	<p>Secure (fenced) and cleared site of 0.90 acres, accessed via Clipper Road, which in turn links to Rover Way.</p> <p>Electricity connected.</p>

<p>J Shed Warehouse, Longships Road</p> 	<p>15</p>	<p>30,000 sq ft</p>	<p>Quoting Terms on Application</p>	<p>Detached semi-permanent structure industrial warehouse with 2 level access loading doors, opening onto shared yard.</p> <p>Accessed via Longships Road.</p>
<p>K Shed Warehouse, Longships Road</p> 	<p>16</p>	<p>55,100 sq ft</p>	<p>Quoting Terms on Application</p>	<p>Detached industrial / warehouse / storage premises with a minimum eaves height of 7.82m and a maximum eaves of 11.10m. Opens onto a shared yard area, with quayside access.</p>
<p>N Shed Warehouse, Longships Road</p> 	<p>17</p>	<p>16,100 sq ft</p>	<p>Quoting Terms on Application</p>	<p>Detached semi-permanent structure industrial warehouse with a single level access loading doors, opening onto shared yard.</p> <p>Accessed via Longships Road.</p>

<p>Former Cardiff Stevedoring Premises, Compass Road</p> 	<p>18</p>	<p>3,100 sq ft plus 0.26 acres of open storage land</p>	<p>£15,000 per annum</p>	<p>Comprises a two storey portacabin type structure with WC and kitchen facilities, together with a 0.26 acre site (part tarmacadam, part concrete surface), accessed off Compass Road.</p>
<p>E Shed, Old Clipper Road</p> 	<p>19</p>	<p>34,750 sq ft</p>	<p>Quoting Terms on Application</p>	<p>Detached warehouse with level access loading, opening onto quayside yard.</p>

Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

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

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Current images taken from Google Maps – Site photographs to be updated in due course.