



## Asset House

63 Penarth Road, Cardiff, CF10 5RA

### For Sale: Cardiff City Development Opportunity

**14,085 sq ft Office**  
**9,652 sq ft Warehouse**  
**on Site totalling 0.35 acres**

**9,652 to 23,737 sq ft**  
(896.70 to 2,205.24 sq m)

- Prominent Location Close to Penarth Road Bridge
- Close to Central Station and Cardiff City Centre
- Separate former Office and Warehouse

# Asset House, 63 Penarth Road, Cardiff, CF10 5RA

## Summary

<b>Available Size</b>	9,652 to 23,737 sq ft
<b>Business Rates</b>	N/A
<b>VAT</b>	Applicable. Vat will be charges on the sale price.
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (105)

## Description

The opportunity comprises two separate buildings and site totalling 0.35 acres. The buildings comprise a 3-storey office plus basement with rear two-story warehouse of c14,085 sq ft.

Adjacent is a separate steel frame warehouse of 9,652 sq ft.

The properties are divided by Trade Street Lane but connected at upper floor levels via a disused conveyor which was a legacy of its former use as a flour mill. The properties are dated and would need investment for continued use.

## Location

The property is located close to Penarth Road Bridge on the Southern edge of the City Centre. Central Quay is located directly opposite, on the site of the former Brains Brewery. This development is master planned to provide 2.5m sq ft of missed use development including hotels, offices, and apartments.

## Accommodation

The office building has a site area of 0.168 acres. The warehouse has a site area of 0.182 acres Total site area: 0.35 acres

Name	sq ft	sq m	Availability
Building - Office	14,085	1,308.54	Available
Building - Warehouse	9,652	896.70	Available

## Development Potential

The offices and warehouse provide an opportunity for continuation of their existing uses or redevelopment for alternate use. The significant and continued transition of this part of the city would suggest support from the local authority for its redevelopment.

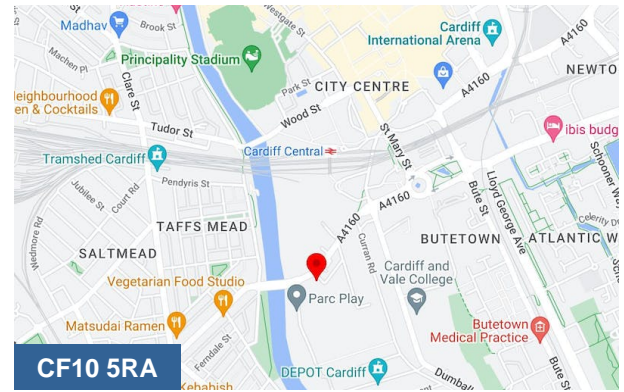
Interested parties are advised to make their own their own consultancies team and investigations with Cardiff City Council planning team to satisfy themselves on their desired schemes for the site.

## Method of Sale

Due to the development potential for the site it is anticipated we will seek conditional offers subject to establishing the deliverability of the prospective purchasers planned scheme.

## Anti Money Laundering Regulations

In accordance with the anti-money laundering regulations, a purchaser will be required to provide satisfactory proof of identity and source of funds at the point of agreement of heads of terms.



## Viewing & Further Information



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