

**alder king**

PROPERTY CONSULTANTS

**exo  
supplies**  
THE STRENGTH OUTSIDE

**TO LET**

**4 Ipswich Road**

Cardiff, CF23 9AQ

Detached industrial unit with secure yard / office space – 5,656 sq ft net approx.

# Location

The industrial property is situated just off Ipswich Road in an established industrial and trade area of Cardiff, approximately 2 miles north-east of the city centre.

The location provides excellent access to the A48 and is within a short drive of the M4 motorway (Junctions 29 and 30), offering convenient connectivity to Newport, Bristol and the wider region.

Ipswich Road forms part of a well-known commercial corridor with a variety of trade counters, light industrial units and local amenities nearby. Newport Road is also situated close by and provides access to a wide variety of commercial operators.

**M4**



**6 miles north-east**

**A48**



**< 1 mile north**

**Cardiff city  
centre**

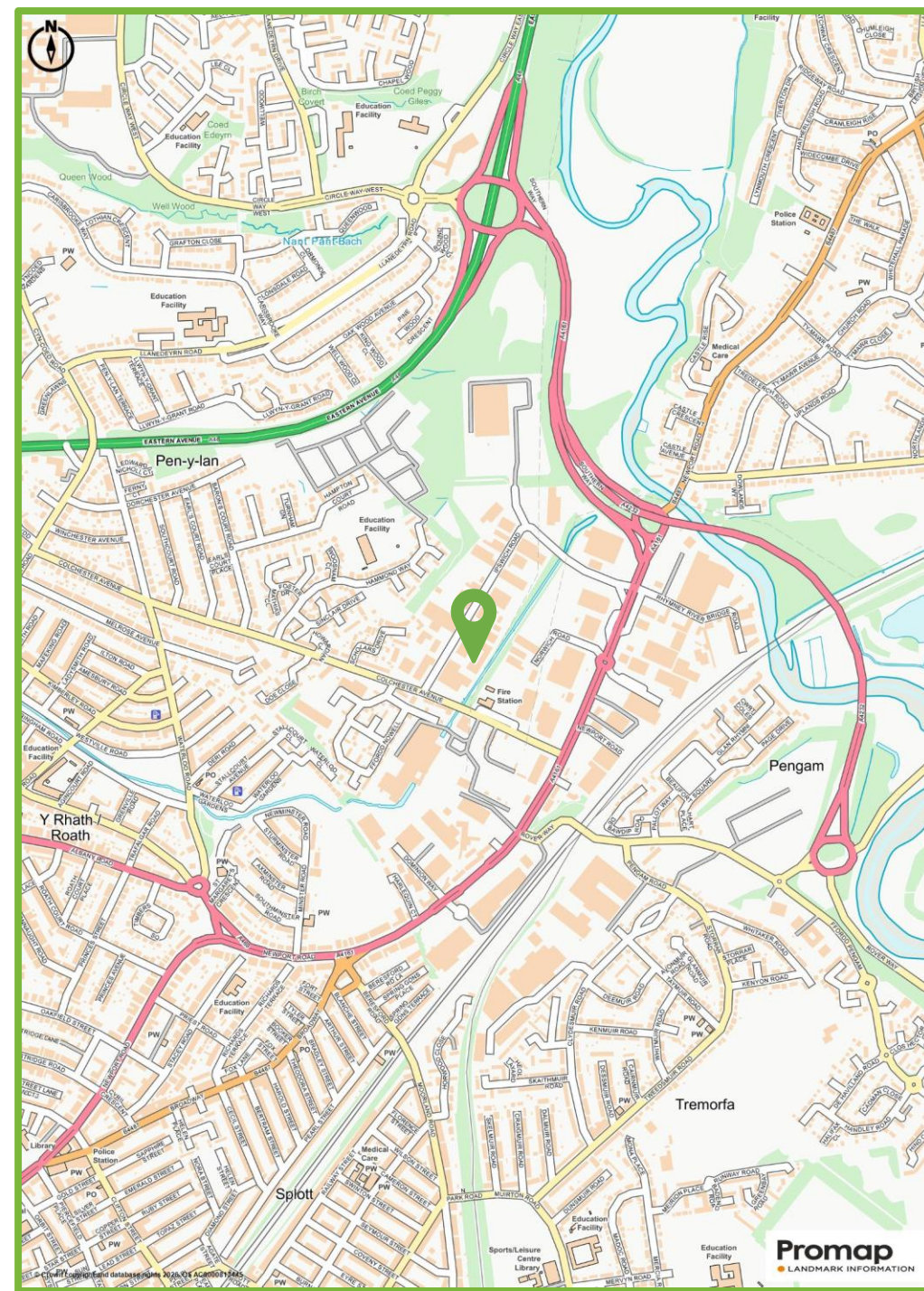


**<2 miles**

**Newport**



**10 miles**



# Accommodation

## Description

The property comprises a detached industrial unit of steel-frame construction, with a concrete floor and steel-clad elevations. A secure, gated yard is located to the front of the building.

Internally, the unit provides an office area, a large WC facility and a kitchenette. The warehouse benefits from three electric roller shutter doors and generous eaves height, measuring approximately 7.4m to the eaves, rising to 9.2m at the apex.

## Parking

The accommodation has a large, secure yard to the front which can be used for parking.

Salient points as follows:

- Dedicated / secure yard to the front.
- Generous office ancillary accommodation.
- Concrete floor.
- LED lighting.
- 3 x electric roller shutter doors (3.6m in width, 4m in height).
- Eaves height 7.4m (9.2m at apex)

## Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

## Area

The available space is set out below:

Area	sq ft	sq m
Unit 4	5,656	525.5

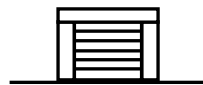
**Industrial & Logistics**



**WC facilities**



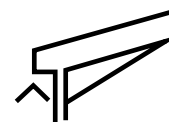
**Electric roller shutter door**



**On-site parking**



**Minimum eaves height 7.6m**



**Office Space**



# Planning | Rates | EPC | Terms

## Planning

We are verbally advised that the accommodation has planning consent for industrial use, but any occupier should make their own enquiries to the Planning Department at Cardiff Council Tel: 02922 330800 or (<https://www.cardiff.gov.uk/ENG/resident/Planning/Pages/default.aspx>).

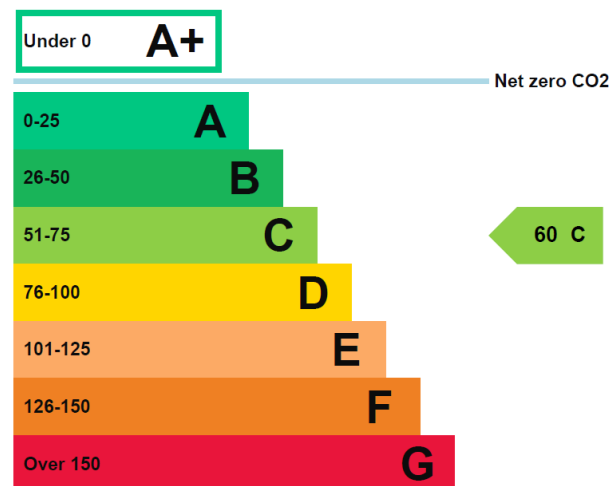
## Business Rates

Interested parties should make their own enquiries to Cardiff Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment ([www.voa.gov.uk](http://www.voa.gov.uk)).

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

## Energy Performance Certificate



## Lease/Tenure/Terms

The property is available on a new full repairing lease with terms to be negotiated.

## Rent

The property is offered to let for £50,000 per annum exclusive of VAT (£8.84 per sq ft).

## Legal Costs

Each party is to be responsible for their own legal costs.

## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## AML

A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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**AK Ref:** GD/102385    **Date:** March 2026    **Subject to Contract**



COMMERCIAL  
AGENCY



INVESTMENT



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ASSET  
RECOVERY

## Important Notice

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### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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