



Unit 6, Argyle Way, Caerau, Cardiff. CF5 5NJ

- FREEHOLD INDUSTRIAL/WORKSHOP UNIT
- ~3206 SQ FT PLUS FIRST FLOOR OFFICES/STORAGE
- POPULAR ELY DISTRIBUTION CENTRE LOCATION
- EXCELLENT TRANSPORT LINKS: A48 / A4232 / M4
- WELFARE FACILITIES TO GROUND FLOOR INC. LADIES & GENTS WCs
- SUBSTANTIAL SHOWROOM SPACE
- WAREHOUSING/STORAGE 67' 7" X 31' 8"
- ROLLER SHUTTER DOOR ACCESS TO WAREHOUSE
- FIRST FLOOR OFFICES
- RECEPTION AREA



PROPERTY DESCRIPTION

Offering a substantial freehold industrial/workshop unit in the sought-after Ely Distribution Centre area of Caerau, this spacious property boasts approximately 3,206 sq ft of versatile showroom and warehousing space. Ideal for businesses requiring a combination of storage, office, and display facilities, the unit features an impressive warehouse measuring 67'7" x 31'8" with convenient roller shutter door access. The property also benefits from generous first-floor offices and storage areas, a welcoming reception space, and well-maintained welfare facilities, making it a highly functional and adaptable commercial premises.

Located in the popular Ely Distribution Centre, one of Caerau's prime industrial hubs, this property enjoys excellent connectivity to key transport routes. The A48, A4232, and M4 motorways are all within easy reach, ensuring smooth logistical operations and facilitating easy access for staff, clients, and deliveries. This strategic location positions the unit perfectly for businesses aiming to establish a strong presence in the region's thriving industrial and distribution sector.

Upon entering the property, visitors are greeted by a dedicated reception area that provides a professional and organised first impression. Adjacent to the reception, ground-floor welfare facilities, including separate ladies and gents WCs, are thoughtfully designed to cater to the needs of staff and visitors, supporting a comfortable working environment. The expansive warehouse space offers flexible storage and workshop possibilities, benefiting from a large roller shutter door that enables easy loading and unloading of goods.

Ascending to the first floor, occupants will find well-proportioned office and storage areas that can be tailored to suit a variety of operational needs. These spaces present opportunities for administrative functions, meetings, or additional storage, enhancing the overall utility of the building. The combination of showroom, warehousing, and office facilities makes this property an excellent choice for businesses seeking a comprehensive and versatile industrial workspace.

This freehold industrial unit in Caerau represents a valuable opportunity for businesses looking to secure a well-equipped, strategically located commercial property. With its substantial internal space, excellent transport links, and practical amenities, it is perfectly suited to serve as a hub for distribution, manufacturing, or workshop operations within a dynamic and accessible industrial estate.



ROOM DESCRIPTIONS

Reception Area

5' 6" x 8' 9" (1.68m x 2.67m)

Ladies & Gents WCs

Kitchen

10' 2" x 4' 9" (3.10m x 1.45m)

Store Room

10' 1" x 14' 4" (3.07m x 4.37m)

Showroom

15' 10" x 32' 10" (4.83m x 10.01m)

Storage/Warehouse

31' 8" x 67' 7" (9.65m x 20.60m)

First Floor Front Office

22' 3" MAX x 16' 11" MAX
(6.78m x 5.16m)

First Floor Rear Office

10' 5" x 14' 6" (3.17m x 4.42m)

First Floor Storage Area / Gymnasium

16' 1" x 31' 10" (4.90m x 9.70m)



MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

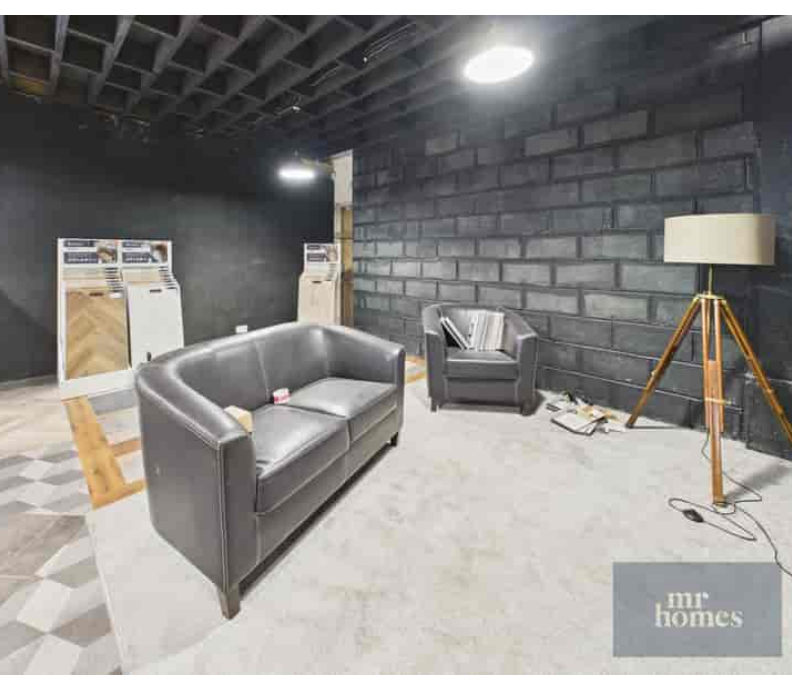
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

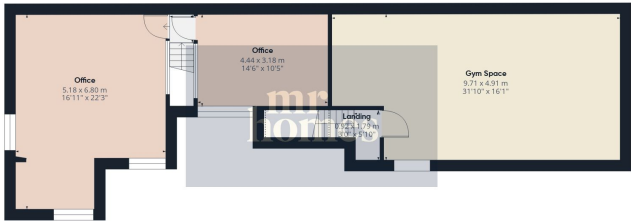
The existence of any public or private right of way? No



FLOORPLAN



Floor 0



Floor 1



Approximate total area^m
389.8 m²
4195 ft²

Reduced headroom
1.5 m²
16 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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