

FOR SALE

UNITS 9A & 9B CHARNWOOD PARK, CLOS MARION, CARDIFF, CF10 4LQ

Modern Business Units



- Units Of 1,984 Sq.Ft. (184 Sq.M.) & 3,166 Sq.Ft. (294 Sq.M.)
- Unit 9b With Extensive Ground & First Floor Offices/Ancillary
 - Excellent Road Links Into Cardiff City Centre and M4
 - Located In Established Business Location

Location (CF10 4LQ)

The properties are located on Charnwood Park, a modern development to the south of the City Centre and close to Cardiff's heliport and Cardiff Docks. The general area is close to the new southern link road connecting Cardiff Bay and the A4232 to J.34 of the M4 to the west, and Rover Way to A48 (M), and Js. 29 & 30 of the M4 to the east.

Other occupiers in the vicinity include Gee Construction, Barber Blades, SIG Plc., Severn Insulation, and Capital Plastics. The location of the properties is shown on the plan below.



Description

This modern detached property is divided into 2 semi-detached units situated within a secure fenced compound and benefits from the following:

- Steel portal frame with profile sheet elevations;
- Min. eaves 4.8 m.;
- Unit 9a ground floor workshop & ancillary with 6 car parking spaces
- Unit 9b has extensive ground & first floor offices with 9 car parking spaces;
- Vehicular access via 'up and over' doors;

Accommodation (Gross Internal Area)

	Sq.M.	Sq.Ft.
UNIT 9a	184	1,984
<i>Inc.:</i>		
<i>GF & FF Office</i>		
UNIT 9b	294	3,166
<i>Inc.:</i>		
<i>GF Workshop/Ancillary</i>	<i>159</i>	<i>1,721</i>
<i>FF Office/Ancillary</i>	<i>134</i>	<i>1,445</i>

Mains Services

The properties benefit from the provision of 3 phase electricity, mains gas, water, and drainage.

Estate Service Charge

The occupiers contribute towards the estate service charge for the security and maintenance of the common parts of the estate – *further details are available on request.*

SUBJECT TO CONTRACT

JULY 2025

Energy Performance Certificates (EPC)

The properties have been assessed and have an EPC rating of 73 which is within Band "C"

User

The properties are suitable for B1/B2/B8 uses.

Business Rates (2023)

Each unit has a Ratable Value of £8,900.

This equates to rates payable (2025/2026) of £5,055 pa. for each unit can be eligible for small business rates relief.



Tenure

The properties are held by way of a long 950 year lease – *further details available on request.*



Quoting Price

Offers are invited in the region of **£435,000**.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

VAT

All figures quoted are exclusive of VAT.

Viewing

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

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