

Cardiff
Units 1
Ty Glas Industrial
Estate
Malvern Drive
Llanishen
South Glamorgan
CF14 5DR

- **Freehold Vacant Trade Counter Redevelopment Opportunity**
- **Prominent business park location**
- **Situated adjacent to a recent residential development**
- **Planning consent for 96 residential units**
- **Total accommodation 2,718.6 sq m (29,265 sq ft) on a site of 0.83 hectares (2.06 acres)**

Vacant Possession



Tenure
 Freehold.

Location
 Cardiff, the capital city of Wales, has a population of some 270,000 and is a thriving retail and commercial centre. The city serves as the centre for government, professional and financial organisations in the region. The city is served by the M4 Motorway and benefits from regular InterCity rail services. Road communications have been enhanced by the completion of the second Severn Crossing (Junctions 28-30). Llanishen is a densely populated suburb located some 4 miles north of Cardiff city centre.
 The property is situated on the north side of Malvern Drive, at its junction with Ashbourn Way on the south-west fringe of the Cardiff Business Park. To the immediate north and west of the property is a housing development constructed circa 5 years ago. Occupiers close by include Marks & Spencer, Starbucks, Boots, Screwfix and Bannatyne Health Club and Spa amongst others.

Description
 The property is arranged over a site of 0.83 hectares (2.03 acres) to provide two single storey industrial units arranged over ground floor only, which have previously provided trade counter accommodation in addition to self-contained office accommodation arranged on ground and one upper floor.

The property provides the following accommodation and dimensions:		
Warehouse 1 (inc. Mezzanine)	600.75 sq m	(6,467 sq ft)
Warehouse 2	1,855.20 sq m	(19,970 sq ft)
Office Accommodation	262.65 sq m	(2,828 sq ft)
Total	2,718.6 sq m	(29,265 sq ft)

NB. Floor areas provided by Vendor

Tenancy
 The entire property is offered with VACANT POSSESSION.

Planning
 The property benefits from planning consent (Ref: 14/00283/DCO) granted on 8th May 2015 for a residential development scheme comprising 96 units (8 x one bedroom and 88 x two bedroom flats). All enquiries should be made to the local planning authority. Website: www.cardiff.gov.uk

VAT
 VAT is applicable to this lot.

Documents
 The legal pack will be available from the website www.allsof.co.uk

Energy Performance Certificate
 EPC Rating 52 Band C (Copy available on website).

