

UNIT TO LET

4,410 ft² (410 m²)



PRIME
TRADE LOCATION



TO BE
REFURBISHED



EXCELLENT LINKS
TO M4 & CARDIFF

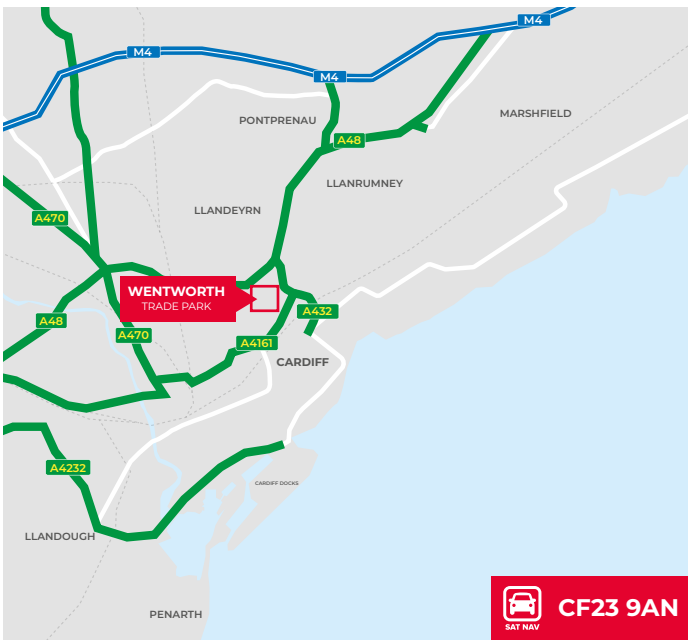


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PROMINENT TRADE COUNTER UNIT

UNIT 1B WENTWORTH TRADE PARK
IPSWICH ROAD, CARDIFF, CF23 9AN

IPIF



LOCATION

Wentworth Park Trade Centre occupies a prominent corner location with direct access and frontage to both Colchester Avenue and Ipswich Road. Colchester Industrial Estate. The Park is located on the eastern side of Cardiff close to Newport Road (Prime Out of Town Retail Location). The City Centre is in close proximity (2 miles west), A48 (1 mile east) and M4 Motorway Junction 30 (4 miles east).

DESCRIPTION

This trade counter unit is a prime location - adjacent to Dulux Decorator Centre and Screwfix. It benefits from roadside frontage and access. The unit is of steel frame construction with brick elevations and a customer entrance to the front of the unit. The unit also benefits from a dedicated customer parking area. The unit is subject to refurbishment works.

SPECIFICATION

- Subject to refurbishment works
- Established trade counter estate
- Excellent road links to the M4 and Cardiff
- Local occupiers that include Dulux and Screwfix

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 1B	M ²	FT ²
Ground Floor Warehouse	4,410	410
TOTAL	4,410	410

LEASE TERMS

The unit is available on a new full repairing and insuring lease.

BUSINESS RATES

Available upon request.



SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPC are available on request.

On behalf of the landlord

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Source: CACI 2023

Resident & Working Age Population	10 min	20 min	30 min	45 min
Total Population	168,983	509,444	880,581	1,852,979
Working age population (15 - 64)	122,630	342,209	573,831	1,200,874
Total Population 2027	169,977	513,904	886,610	1,875,618
Total Population 2032	171,231	516,545	889,449	1,898,272
Working age population 2027 (15 - 64)	123,621	345,002	575,569	1,210,268
Working age population 2032 (15 - 64)	124,363	344,677	571,809	1,207,982



On behalf of the landlord



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