



## Unit 7 Seawall Court

Cardiff, Cardiff, CF24 5PQ

### Semi detached industrial / warehouse premise

**3,670 sq ft**  
(340.95 sq m)

- 3.92 minimum eaves, rising to 6.65 maximum eaves
- Prominent position on Seawall Court
- Vehicular access via single roller shutter door

# Unit 7 Seawall Court, Cardiff, Cardiff, CF24 5PQ

## Summary

Available Size	3,670 sq ft
Rent	£6.50 per sq ft
Rates Payable	£2.15 per sq ft
Rateable Value	£14,750
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (108)

## Description

The property comprises a semi-detached, steel truss framed industrial unit under a pitched roof clad with single skin steel sheeting. The property provides predominantly warehousing and storage space with some small ancillary office accommodation, kitchen facilities and WC.

The unit is arranged over two bays, with a minimum eaves of 3.92 m and an apex of 6.65 m.

The warehouse provides vehicular access via a single level roller shutter door, with an additional double-glazed entrance for pedestrian access, with designated parking available at the front and side of the property.

## Location

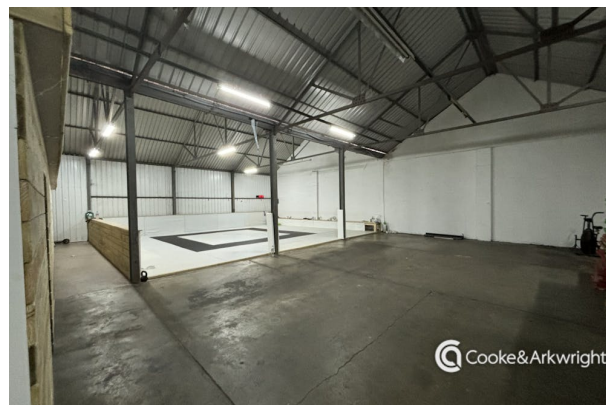
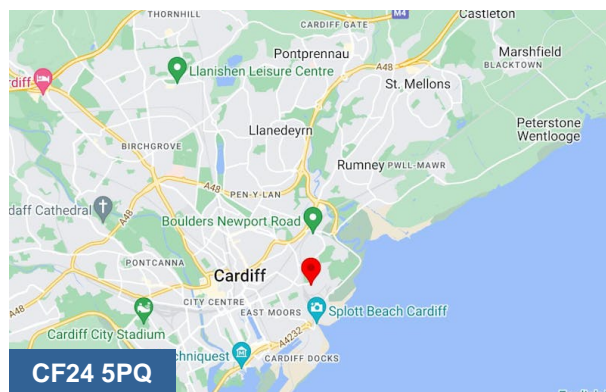
The unit occupies a prominent location on Seawall Court. Seawall Road is located approximately 3 miles to the east of the City Centre and 3 miles from the A48 which provides excellent links to Junction 29 and 30 of the M4 motorway.

This is an established location with occupiers in the area including Torque Motors, Glamorgan White Lining, Sega Amusements Ltd and Knight Fire and Security.

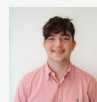
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	3,189	296.27	Available
Building - Office	481	44.69	Available
<b>Total</b>	<b>3,670</b>	<b>340.96</b>	



## Viewing & Further Information



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