

# 216, GRIPOLY MILLS RETAIL PARK PENARTH ROAD CARDIFF CF11 8NN

A new out of town retail warehouse with  
2 smaller trade units to the rear.



Main retail unit from:  
**5,970 Sq Ft to 13,163 Sq Ft**

Rear trade units from:  
**2,591 Sq Ft to 5,307 Sq Ft**



## LOCATION

Cardiff is the capital of Wales and has a resident population of 934,000 within a 10 mile radius (Source: Experian). The property is located fronting Penarth Road (A4160) which is one of the main arterial routes into Cardiff City Centre from the West. Penarth Road is a well established commercial thoroughfare and is well concentrated with national motor vehicle dealerships to include Bentley, Land Rover, Renault, Honda and Fordthorne. Retailers in the immediate vicinity include Halfords, Tile & Bath Co., Wickes, United Carpets and B&Q.

## DESCRIPTION

The property is a newly built high quality retail warehouse situated adjacent to Tile & Bath Co., and Halfords. It has been finished to a very high specification to include double glazed retail frontage, power floated concrete floor and mezzanine floor. The property has the benefit of customer car parking to the front and rear.

To the rear of the property, there are 2 newly built trade/warehouse units which are available together with the retail unit or separately. Built over 2 floors, the trade units combine high quality business accommodation with the benefit of being situated in a retail environment.

## PLANNING

Main Unit - A1 (Bulky Goods) retail consent.

Rear Trade Units - B1(c), B2, B8 to include wholesale storage, display and sales.

## ACCOMMODATION

The main unit has the following gross internal area:

Ground Floor	826.22 Sq M	8,893 Sq Ft
Mezzanine	396.69 Sq M	4,270 Sq Ft
<b>TOTAL</b>	<b>1,222.91 SQ M</b>	<b>13,163 SQ FT</b>

Alternatively, the owner will give consideration to splitting the main unit on the following basis:

### Left Hand Side - Unit 1

Ground Floor	358.51 Sq M	3,859 Sq Ft
Mezzanine	196.11 Sq M	2,111 Sq Ft
<b>TOTAL</b>	<b>554.62 SQ M</b>	<b>5,970 SQ FT</b>

### Right Hand Side - Unit 2

Ground Floor	358.51 Sq M	3,859 Sq Ft
Mezzanine	196.11 Sq M	2,111 Sq Ft
<b>TOTAL</b>	<b>554.62 SQ M</b>	<b>5,970 SQ FT</b>

Other combinations may be possible subject to negotiation. Further details on application.



Chartered Surveyors

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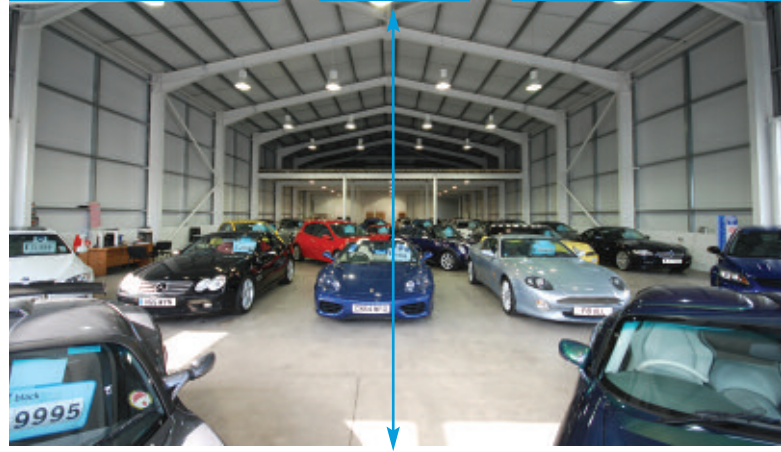
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Left Hand Side - Unit 1

Main Unit

Right Hand Side - Unit 2



The rear trade units have the following gross internal areas:

Unit 3	Total:	252.26 Sq M	2,716 Sq Ft
Unit 4	Total:	240.72 Sq M	2,591 Sq Ft
<b>OVERALL TOTAL:</b>		<b>482.98 SQ M</b>	<b>5,307 SQ FT</b>

## TENURE

The main unit is available as a whole or subdivided on the basis of a new 15 year full repairing and insuring lease, subject to periodic rent reviews. The rear trade units are available on new leases for terms to be agreed, subject to periodic rent reviews.

## RENT

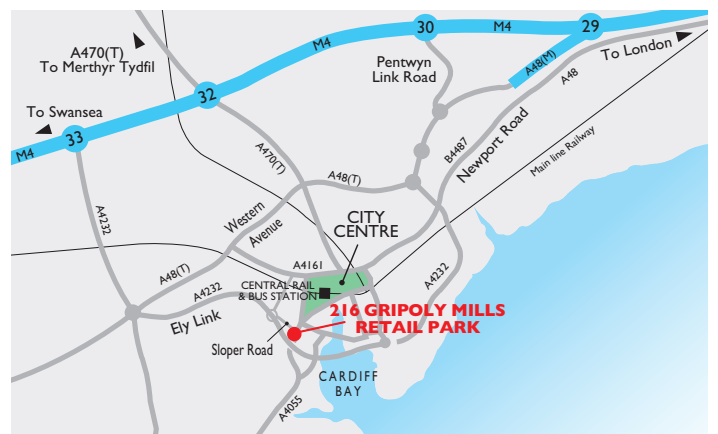
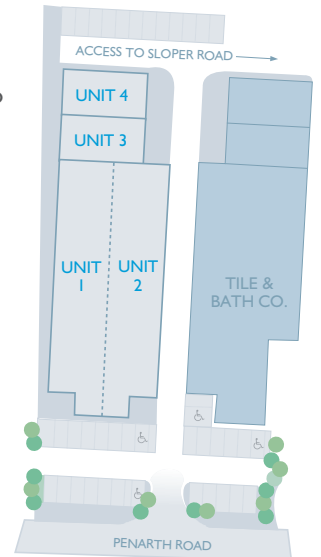
On application.

## RATEABLE VALUE

The rateable values are to be assessed.

## LEGAL COSTS

Each party to be responsible for their own legal costs.



## VIEWING

Strictly by prior arrangement with the joint sole agents Black & Creedon Chartered Surveyors or EJ Hales.

### MISREPRESENTATION CLAUSE

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Designed by Martin Hopkins Partnership, Cardiff. Tel: 029 2046 1233 www.martinhopkins.co.uk

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