

Western Mail Print Works

Pacific Road, Pacific Business Park
Cardiff, CF24 5HJ

- Western Mail Print Works is located on Pacific Business Park within one of the premier business locations within Cardiff
- Freehold
- It is fully vacated and constitutes both the main site of 4.03 acres (1.63 ha) and an additional site of 0.49 acres (0.20 ha)
- The 4,098.7 sq m (44,117 sq ft) building provides warehouse/factory and office space arranged in four adjacent and interconnecting buildings
- The property is within a Tier 2 Assisted Area meaning grant support towards the building's acquisition costs and potential fit out costs may be available
- Offers in excess of £1,500,000 for the sale of the property or £154,000 per annum to lease on FRI terms

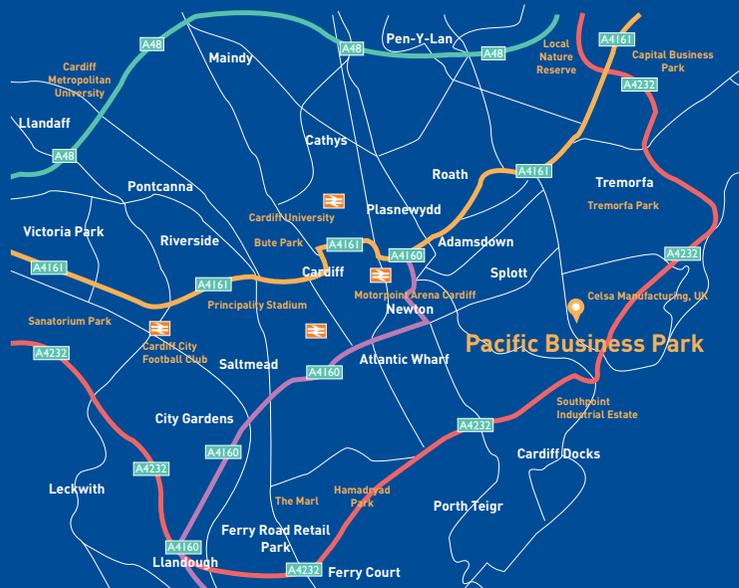
For Sale/
To Let



Location

The Western Mail Print Works is located on Pacific Business Park. This is accessed via Portmanmoor Road and is within Ocean Park, one of the premier business locations within Cardiff. The estate is situated approximately one mile south of the city centre. Access to the M4 motorway is via the A48(M) to Junctions 29 and 30 towards the east and via the A4232 [pdr] dual carriageway to Junction 33 in the west.

Road links to the area have been enhanced by the extension of the A4232 providing a junction at the Rover Way/Ocean Way roundabout.



Main site

Well secured site which is self-contained and fenced containing a purpose built steel frame with concrete floor detached warehouse/manufacturing unit with office accommodation constructed in 2001. There is significant car parking to the front of the building with a service road that circles the site enabling loading from both sides of the building.

Description

The Western Mail Print Works have now been fully vacated with the property constituting both the main site which comprises approximately 4.03 acres (1.63 ha) and an additional vacant site to the south comprising approximately 0.49 acres (0.20 ha) which does not benefit from any rights of access to it and was purchased with a view to extinguishing 3rd party access rights over the main site.

Please note the building contains the print press and associated plant which will be removed and do not form part of this transaction.

Tier 2 Assisted Area

The building and site is located within a Tier 2 Assisted Area. This means that potential grant support towards the buildings acquisition costs and potential fit out costs could attract grant aid. All grant aid is discretionary and a range of criteria would have to be met. Early discussions on the eligibility of your project is advised. For further information on the availability of grants and other sources of funds please contact Ken Poole Head of Economic Development at Cardiff Council on 02920 872545/ ken.poole@cardiff.gov.uk



- Plans for indicative purposes only
- Rights of way over the Main Site in favour of adjoining railway land on access road along rail-side boundary (these are shown as red cross hatched and yellow respectively)
- No works within 10 metres of the rail-side boundary without approval from Railtrack

Accommodation

We have measured the Gross Internal Area of the building as follows:

Section	Area (Sq M)	Area (Sq Ft)
Large Warehouse	1,210.6	13,030
Office	1,656.3	17,828
Plant Level	202.6	2,181
High Bay/Factory	627.9	6,758
Small Warehouse	401.3	4,320
Total	4,098.7	44,117

Large Warehouse Area

Large Warehouse offers clear open space with a minimum eaves height of 6.5m and a maximum clear height of 10.0m with a two storey office block in one corner. This area benefits from ceiling mounted warehouse lighting and an external canopy served by an electronically operated level access door (4.5m high) and four conveyor dock leveller doors.

High Bay Warehouse/ Factory Area

High Bay Area offers clear open space with a minimum eaves height of 19.0m and benefits from a 3.2 tonne crane and ceiling mounted warehouse lighting. This is internally accessed by an electronically operated level access door (4.5m high) to the Small Warehouse Area.

Office Area

Office Area is a mixture of open plan and cellular rooms over four floors benefiting from toilets on all floors, suspended ceilings and a 21 persons passenger lift. The upper floor construction is profiled metal decking with the top floor comprising two plant rooms situated at opposite ends of the building.

Small Warehouse Area

Small Warehouse offers clear open space with a minimum eaves height of 7.0m and a maximum clear height of 10.0m. This area benefits from ceiling mounted warehouse lighting and an external canopy served by an electronically operated level access door (4.5m high).

Tenure

Freehold

User

Restrictive covenant only to use the Main Property for B1(c), B2 or B8 Use classes

Services

All mains services are available to the property

Rates

Rateable Value of £260,000 and Rates Payable of £126,360

VAT

VAT will be charged on all costs.

Price

Offers in excess of £1,500,000 for the sale of the property reflecting a capital value of £36.05 per sq ft (based on purchaser's costs of 6.05%) or to lease at a rent of £155,000 per annum (equating to £3.50 psf) on full repairing and insuring basis for a term to be agreed

Contact

Please note viewings are strictly by appointment only. To arrange a viewing, or to obtain access to the data room, please contact:

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