



**Units 1-5A, Globe Workshops,  
East Moors Road, Cardiff, CF24 5EU**

**emanueljones**  
chartered surveyors

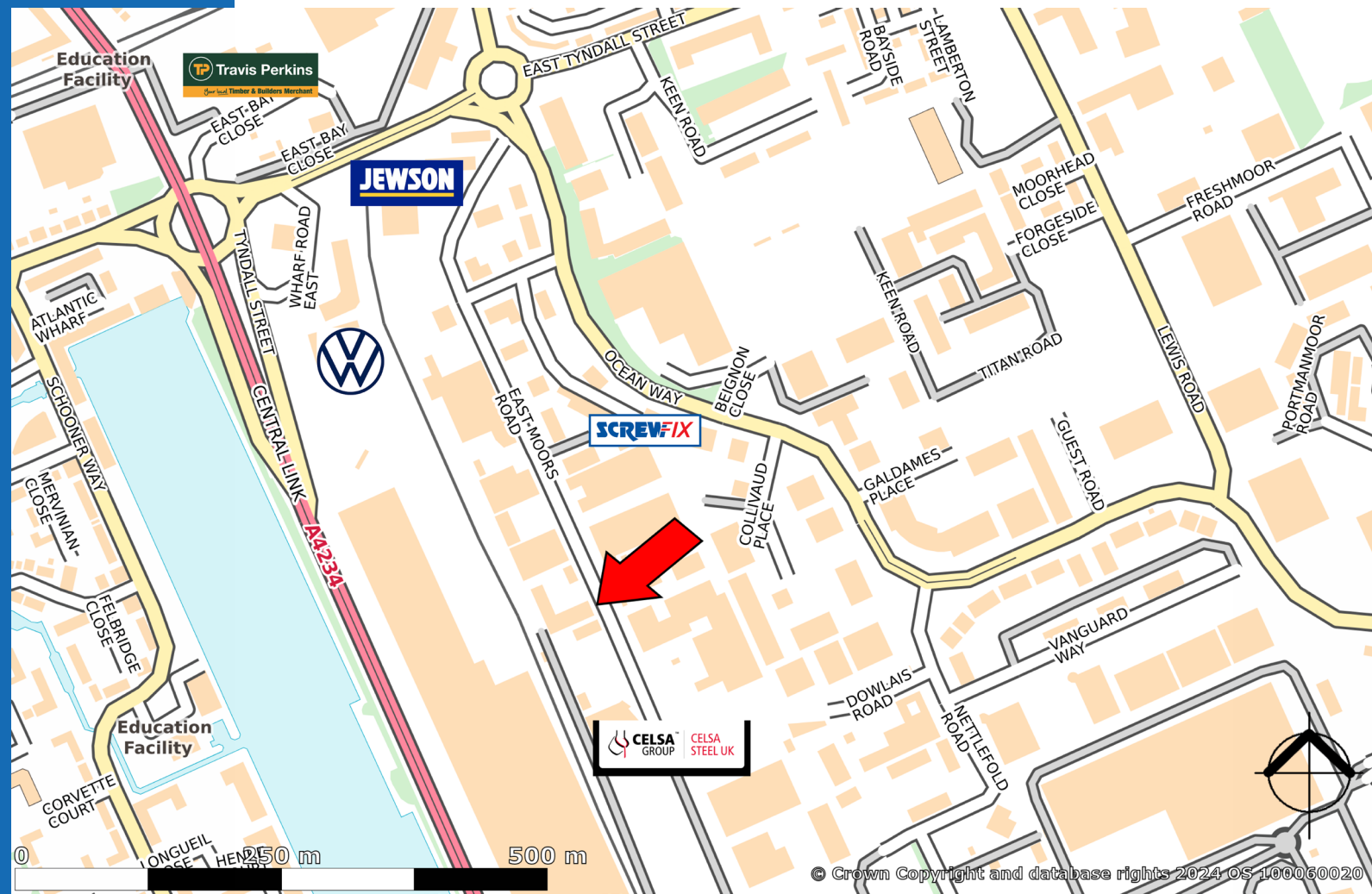
# Location

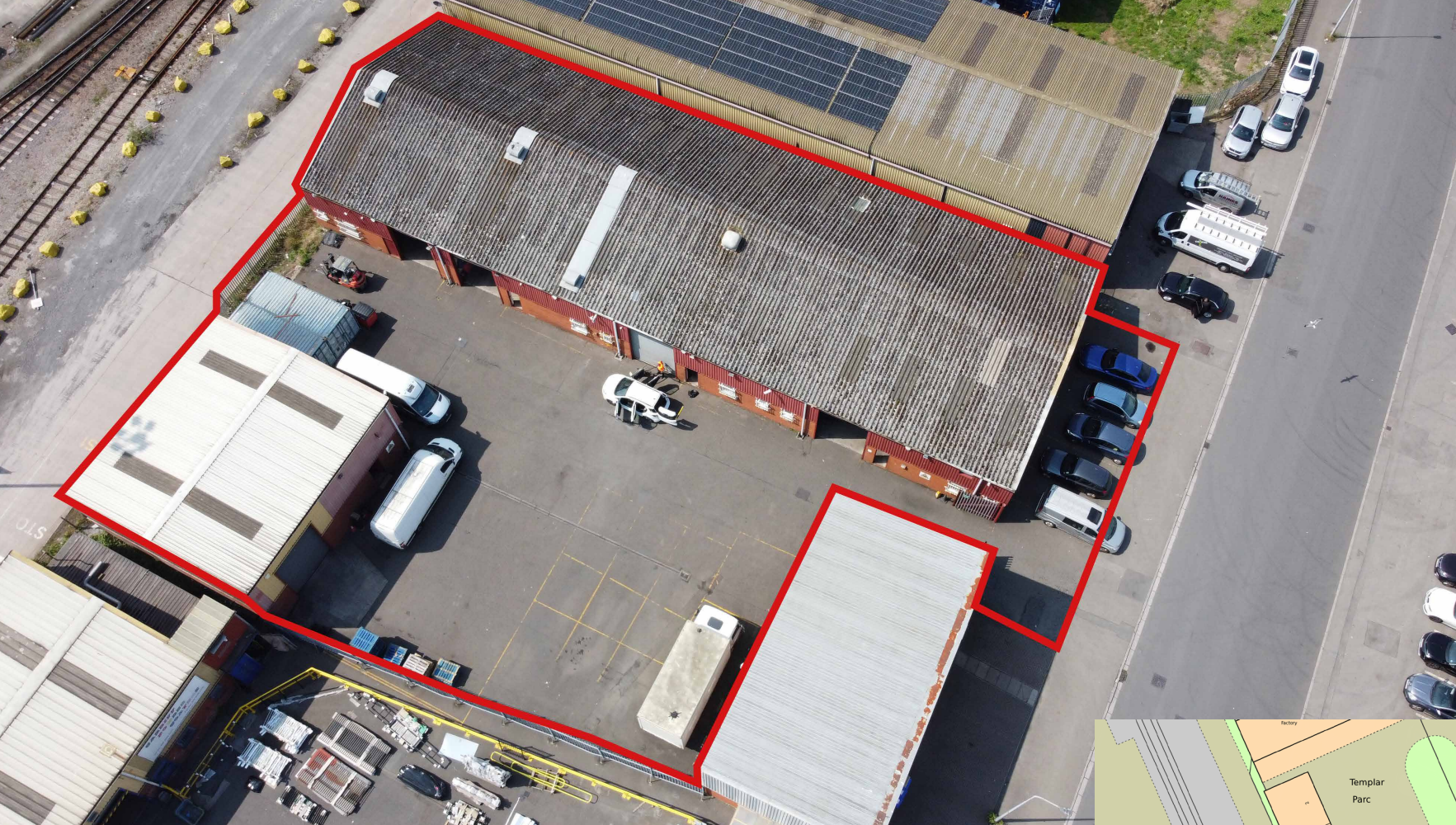
The property is situated on East Moors Road, a well-established business and industrial location approximately one mile south of Cardiff's central business district.

The area is highly regarded as one of the premier business locations due to its proximity to the city centre and excellent road connectivity.

Cardiff Bay and Junction 33 of the M4 are easily accessible via the A4232 (Link Road). Additionally, Junctions 29 and 30 of the M4 are well connected to the property through the A48, facilitating convenient travel.

East Moors Road and the immediate vicinity hosts several prominent local and national businesses, including Jewson, Celsa Manufacturing, Cardiff Volkswagen, and Screwfix.





## DESCRIPTION

The property comprises five self-contained business units on a 0.42-acre site with direct access from East Moors Road. The units are arranged as a terrace of four units, with an additional unit located in the southwest corner of the site. A tarmac surface area in the centre of the site provides car parking and circulation space. The site is secured by a palisade fence and a gated entrance.

Each unit features steel portal frame construction with part brick and part profiled steel-clad elevations. The terrace block has a pitched asbestos cement roof with translucent light panels, while the detached unit has a steel profiled roof with translucent light panels.

All units are equipped with manually operated level access roller shutter doors, WC facilities, and mains water, gas, and three-phase electric supply.



## ACCOMMODATION

	Sq ft	Sq m	Min Eaves
<b>Unit 1</b>	1,941 (incorporating 248 sq ft of GF office and 248 sq ft of FF office)	180.32	3.72m
<b>Unit 2</b>	1,962	182.30	3.72m
<b>Unit 3</b>	1,946	180.78	3.72m
<b>Unit 4</b>	1,616	150.17	3.72m
<b>Unit 5A</b>	1,479	137.37	4.67m
<b>Total</b>	8,944	830.94	

Site area of 0.42 acres.

## BUSINESS RATES

The rateable values are as follows:

Units 1-2 - £20,750

Units 3-4 - £17,750

Unit 5A – To be confirmed

## VAT

The property has not been elected for VAT.

## EPC

To be assessed.

## TENURE

Freehold with full vacant possession on completion.

## PROPOSAL

**We have been instructed to seek offers of £675,000 (six hundred and seventy five thousand pounds) for the freehold interest.**

The vendor would consider selling off individual units on a case by case basis.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, a purchaser will be required to provide satisfactory proof of identity and source of funds at the point of agreement of heads of terms.

## CONTACT

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