emanueljones

For Sale

Units 1-5 Holden Road

Leckwith, Cardiff, CF11 8TJ

Reversionary Multi Let Industrial Estate

029 2081 1581

www.emanuel-jones.co.uk

- 1.533 acre site with a low site coverage of 22.36%
- Producing £77,400 pa with an ERV of £134,695 pa
- £1,495,000 for the long leasehold interest

1.
2.
3.
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10.
Bessemer Road
Hadfield Road
Holden Road
Grangetown Link Rd
1-5 Holden Road
1. Cardiff City Stadium
2. Costco
3. Leckwith Retail Park
4. House of Sport
5. Sytner Cardiff Mini
6. Bessemer Wholesale Market
7. Seat
8. Skoda
9. Jaguar Land Rover
10. Cardiff City Centre

Location

Cardiff, the capital and largest city in Wales, is home to over 367,000 residents, with a wider metropolitan population exceeding 1.1 million. As a well established centre for business, culture, and education, the city continues to benefit from substantial inward investment, reinforcing its economic prominence within Wales and the UK.

Connectivity is a key strength: Cardiff Central Station provides direct rail services to major cities including London, Birmingham, Manchester, and Bristol, with London reachable in approximately two hours. The M4 motorway runs to the north of the city, offering strategic access to Bristol, Swansea, and the wider national motorway network.

Holden Road is situated just off Hadfield Road, one of Cardiff's principal industrial and trade locations. The estate benefits from excellent access to the city centre, positioned approximately one mile to the north east via Penarth Road. Transport links are strong, with direct access to the A4232, connecting to the M4 at Junction 33, approximately seven miles to the north west.

Hadfield Road and Penarth Road together form Cardiff's prime trade, industrial, and roadside cluster, accommodating a mix of retail warehouse, leisure, and car showroom uses. Nearby occupiers include Selco, Toyota, Jaguar Land Rover, Mini, Nissan, Mazda, Toolstation, and Royal Mail.

Description

Units 1–5 Holden Road comprises a development of five detached light industrial units situated on a site extending to approximately 1.533 acres, providing a very low site coverage of 22.36%.

Units 1, 4 and 5 were constructed between 2002 and 2004 and are of steel portal frame construction with profiled sheet cladding.

Unit 3 was added in 2023 and is also of steel portal frame construction with profiled sheet cladding. Unit 2 provides a large, secure open storage compound incorporating a fully covered, partially open steel portal frame structure.

The site is fully secured with perimeter fencing and benefits from mains water and three phase electricity, although no gas supply is connected.

It is assumed the units benefit from B1/B2/B8 planning consent, however, interested parties are advised to make their own enquiries with the Local Authority.

Accommodation / Tenancy Schedule

Unit	Tenant	Company Number	Credit Safe Rating	Area (Sq Ft)	Lease Start	Lease expiry	Rent (£/PSF)	ERV (£/PSF)	Comments
Unit 1	Mr N Williams & Mr W Glangors t/a Williams Porche Specialists	-	-	3,186	01/10/2024	01/10/2027	£25,800 (£8.32)	£27,900 (£9.00)	- Holding over - Inside L&T Act 1954 - Monthly payments - FRI lease - Road frontage
Unit 2	Vacant	-	-	2,860	-	-	-	£35,000	- Total secure site area of 0.462 acres - Former Cardiff Slate & Stone site - Previous rent of £28,800 pax
Unit 3	Complete Weed Control (South and Central Wales) Ltd	02964718	67 Low Risk	2,519	01/12/2024	Assumed 30/11/2027	£17,400 (£6.91)	£17,633 (£7.00)	- Holding over - Inside L&T Act 1954 - Monthly payments - FRI lease
Unit 4	Complete Weed Control (South and Central Wales) Ltd	02964718	67 Low Risk	3,186	28/03/2007	Unknown	£18,000 (£5.65)	£27,081 (£8.50)	- Holding over - Inside L&T Act 1954 - Monthly payments - FRI lease
Unit 5	Orbit Theatre Limited	00964042	43 Moderate Risk	3,186	01/01/2010	31/08/2016	£16,200 (£5.08)	£27,081 (£8.50)	- Holding over - Inside L&T Act 1954 - Monthly payments - FRI lease
				14,937			**£77,400**	**£134,695**	

Proposal

We have been instructed to seek offers of **£1,495,000** (One million four hundred and ninety-five thousand pounds) for the 99 year leasehold interest. This reflects an attractive reversionary yield of **8.47%** assuming purchasers costs of **6.31%.**

Tenure

The property is held on a 99 year lease from Cardiff Council at a peppercorn rent. Lease commencement is dated 31/03/2000 leaving approximately 73 years unexpired. The title number is CYM154465.

VAT

The property has been elected for VAT. It is envisaged the property will qualify as a Transfer of a Going Concern (TOGC).

EPC

The property has the following EPC's:

Unit 1 – C (69)

Unit 2 – No EPC required

Unit 3 – No EPC required

Unit 4 – C (64)

Unit 5 – C (68)

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.

Viewing

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rhys Williams / Carlo Piazza

Email: rhys@emanuel-jones.co.uk

carlo@emanuel-jones.co.uk

Subject to Contract and Availability.

Contact Us:

029 2081 1581

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