

NORTH CARDIFF

J32

M4

Close to J32 of the M4, a development opportunity for urban logistics operators and regional industrial and business occupiers on the **Forest Farm Industrial Estate**

Axis 32

Longwood Drive, Cardiff CF14 7HY

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Location

AXIS 32 is situated within an excellent strategic location adjacent to Junction 32 of the M4 Motorway which is approximately 4 miles to the north of Cardiff City Centre. Newport is 9 miles to the east and Swansea is 39 miles to the west. To the north the Heads of the Valleys Road and Merthyr Tydfil is 24 miles are accessed via the A470 dual carriageway.

The site is accessed via the main estate road (Longwood Drive) and amenities for staff can be found in the nearby Asda Supermarket, McDonalds, Starbucks and The Village Hotel. More traditional occupiers in close proximity include; GE Healthcare, BT, CCS McLays and Batleys Cash & Carry.

The area benefits from regular public transport with a number of bus routes operating throughout the day.

The site is also in close proximity to Radyr Train Station which is part of the Valleys and City Line.





Potential Options for Development

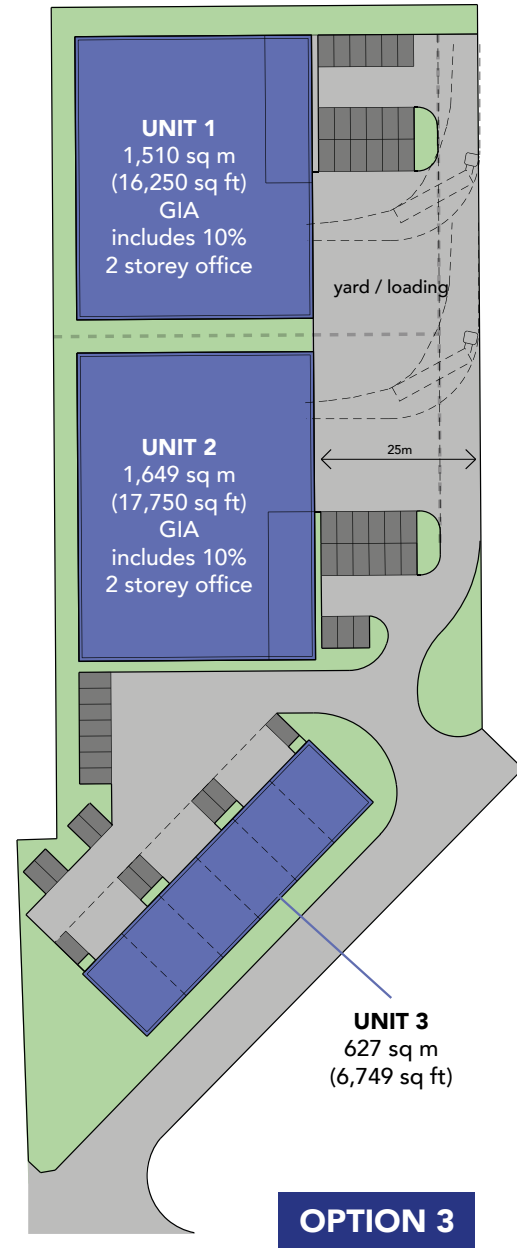
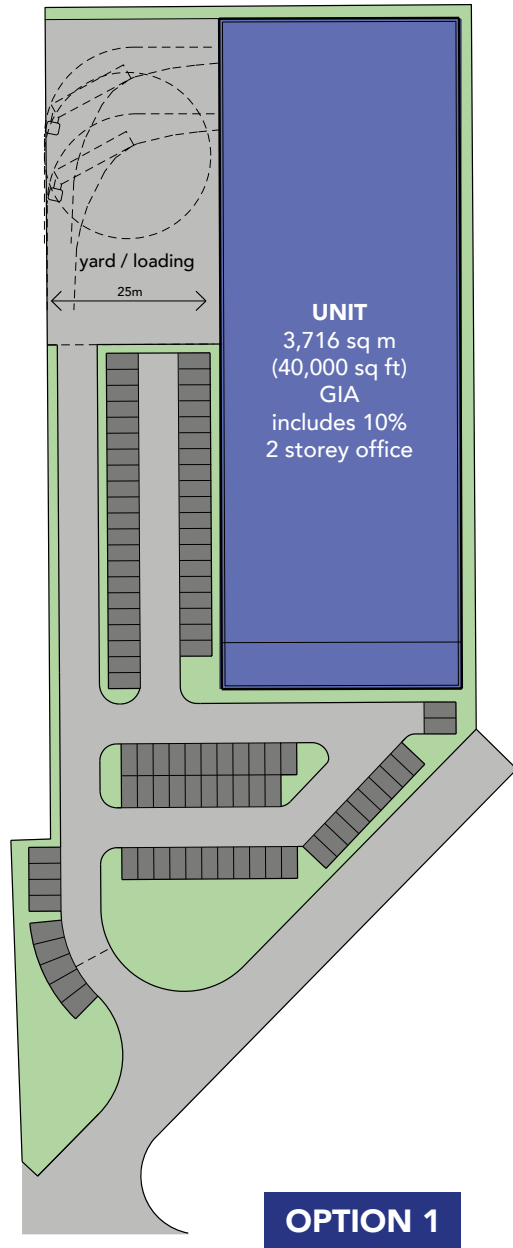
Description

New units could be built to the following specification:

- Steel portal frame construction with pitched roof
- Translucent light panels to 10%
- Height of 6.5m
- Floor loading to institutional standards
- Level access loading doors to front elevation
- Office / amenity block within the curtilage
- Office content at 10% of gross floor area or as agreed with occupier

Design options

The developer will work with occupiers to provide bespoke build to suit options, based on a pre-commitment by the occupier prior to construction.



A DEVELOPMENT BY
CYNCOED
PROPERTY LIMITED

To Merthyr Tydfil

A470

Holiday Inn

M4

To Bristol

To Swansea

M4

Garage

J32

Starbucks

McDonalds

ASDA

A470

The Village Hotel

To Cardiff

**FOREST FARM
INDUSTRIAL ESTATE**

Terms

Terms are available upon application.

VAT

VAT is applicable to rent and sale price.

Legal Costs

Each party to be responsible for their own legal costs.

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