

COMMERCIAL LEASING OPPORTUNITY



KEY POINTS

- RECENTLY COMPLETED NEW BUILD DEVELOPMENT OFFERING HIGH QUALITY BUSINESS/LIGHT INDUSTRIAL UNITS
- UNIT 4 IS AVAILABLE ON A LEASEHOLD BASIS ONLY
- GROUND & FIRST FLOOR ACCOMMODATION
- PARKING INCLUDED WITHIN DEMISE
- SITUATED IN AN EXCELLENT LOCATION, JUST OFF NEWORT ROAD, WITH VARIOUS TRANSPORT LINKS INTO CARDIFF CITY CENTRE
- SUBJECT TO AGREEING TERMS, THE UNIT IS AVAILABLE TO OCCUPY IMMEDIATELY

LOCATION

The subject unit is located on Rhymney Riverbridge Road, just off Newport Road, approximately 3 miles east of Cardiff City Centre. Newport Road is a main arterial route linking Cardiff City Centre and the M4 Motorway on the eastern side of the city. The subject unit is ideally situated for local amenities, shopping facilities and transport links, whilst Newport Road houses a number of national occupiers including Morrisons, Matalan, Halfords, Greggs, B&M Bargains, Carpetright, PC World, Metro Bank and Five Guys.

ACCOMMODATION

The two storey mid-terrace unit provides accommodation on both ground and first floors, providing single-phase electricity & water supplies. There are two roller shutters at the front of the unit, providing easy access for vehicles if required with a rear fire exit door.

The unit provides the following approximate measurements and dimensions: -

Ground Floor Area: c. 134.36 sq.m / 1,446 sq.ft

First Floor Area: c. 134.36 sq.m / 1,446 sq.ft

Total GIA: c. 268.68 sq.m / 2892 sq.ft

Ground Floor Depth: c. 15.27m

Ground Floor Width: c. 8.80m

TERMS

New lease terms to be agreed, subject to an effective full repairing and insuring lease.

RENT

£18,600 per annum exclusive of VAT, business rates, service charge and insurance.

Planning

In accordance with the Town and Country Planning (Use Classes) Order 1987 (as amended), the unit benefits from B1, B2 and B8 planning use.

EPC

EPC Rating: 57/C – a copy of the EPC is available upon request

RATEABLE VALUE

To be assessed

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction

VIEWING & FURTHER INFORMATION

Please contact sole marketing agents, DTR Surveyors:-

Contact: David Rowlands

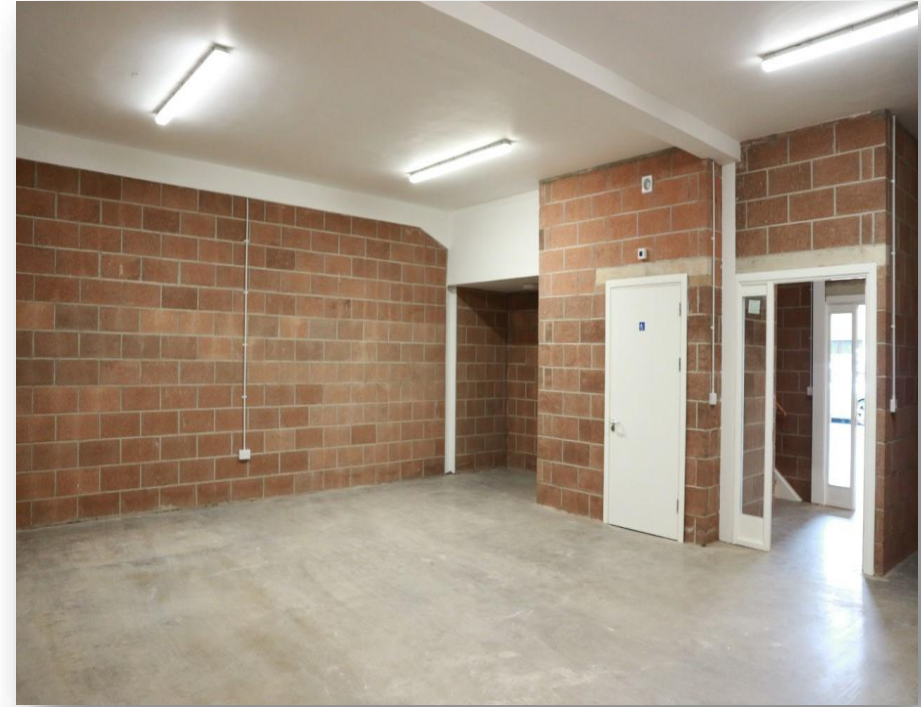
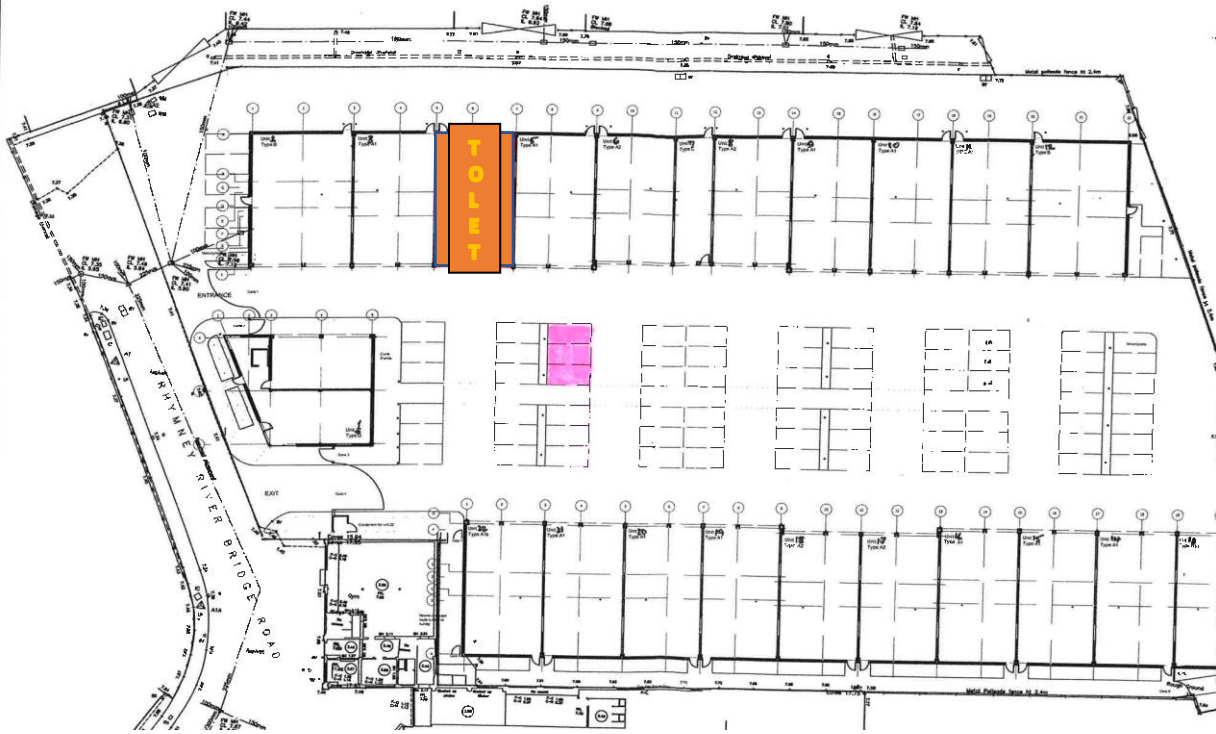
Email: david.rowlands@dtrsurveyors.com

Mobile: 07986 960494

VIRTUAL TOUR

<https://youtu.be/Zm04EuTrMpM>





DTR Surveyors, 1st Floor, 10 St Andrew's Crescent, Cardiff City Centre, CF10 3DD

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