

## FOR SALE

**Unit 3 Ringside Business Park, Heol Y Rhosog,  
Wentloog, Cardiff, CF3 2EW**

2 Storey Mid-Terrace Business Unit



- Unit Of 203 Sq.M. (2,182 Sq.Ft.)
- Includes First Floor Office/Ancillary 101 Sq.M. (1,089 Sq.Ft.)
- Close to A48(M) and Js. 29 & 30 of M4
- Established Business Location

## Location (CF3 2EW)

The property is located at Ringside Business Park, a development of light industrial units in east Cardiff. Ringside Business Park mainly comprises 3 terraces of small industrial/starter units opposite 'The Laurels' in an area of the city that is a well established commercial location.

It has good access to the A48(M) dual carriageway via Lamby Way & A4232 Rover Way which links to js. 29 and 30 of the M4.



Other occupiers in the immediate vicinity include Enquin Environmental (Unit 1 opposite) Action Air Conditioning (Unit 2 adjacent), CMB Engineering (unit 4 adjacent) and Popular Insulation (Unit 5).

## Description

This mid-terrace property is situated within a secure fenced compound and benefits from the following:

- steel portal frame;
- facing brick/profile sheet elevations;
- concrete ground floor;
- concertina loading door;
- stores and office at ground floor;
- first floor office/ancillary accommodation;
- 2x car parking spaces.

## Accommodation (Gross Internal Area)

	Sq.M.	Sq.Ft.
<b>TOTAL</b>	<b>203</b>	<b>2,182</b>
Ground Floor	102	1,093
<i>Inc. Front office</i>	22	234
<i>Rear store room</i>	16	169
First Floor	101	1,089
<i>Inc.</i>		
<i>Front Office 1</i>	19	209
<i>Front Office 2</i>	26	280
<i>Rear Office 3</i>	41	445

## Mains Services

The estate benefits from the provision of 3 phase electricity, mains gas, water, and drainage.

## Energy Performance Certificate (EPC)

The property has been assessed at 96 which is within as being within band 'D'.

## User

The property is suitable for B1, B2, and B8 uses

## Business Rates (2017)

The property has split Ratable Values of £8,500 & £2,900. This equates to a total rates payable (2020/21) of £6,099 pa.

## Tenure

The property is held by way of a long 999 year lease at a peppercorn rent.

## Quoting Price

On application.

## Business Support

For further information please contact:

**Welsh Assembly Government (Business Wales) on 03000 60 3000** [www.businesswales.gov.wales](http://www.businesswales.gov.wales)

**Cardiff Council** on 029 2087 2087 [www.cardiff.gov.uk](http://www.cardiff.gov.uk) or 'Invest In Cardiff' on (029) 2078 8560 [invest@visitcardiff.com](mailto:invest@visitcardiff.com)



## Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

## VAT

All figures quoted are exclusive of VAT.

## Viewing

For further information or to arrange an inspection please contact the sole agents:



Michael Bruce MRICS:  
Mobile: 07920 144 603

[michael@dlpsurveyors.co.uk](mailto:michael@dlpsurveyors.co.uk)

**SUBJECT TO CONTRACT**

**FEBRUARY 2021**

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