

**IMMEDIATELY AVAILABLE**

## TO LET

### UNIT 3 ALEXANDRA INDUSTRIAL ESTATE, CARDIFF, CF3 1EY

Mid-Terraced Workshop

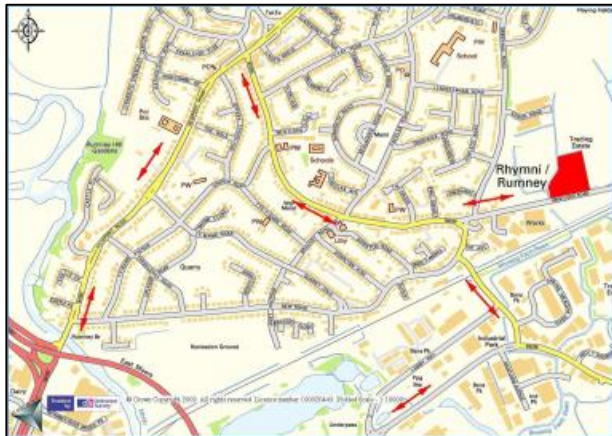


- Mid-Terrace Workshop of 6,869 Sq.Ft. (638 Sq.M.)
- *Inc. Office & Welfare Block 621 Sq.Ft. (58 Sq.M.)*
- **Secure Estate With Fenced Boundary & Automatic Gates**

### Location (CF3 1EY)

The Alexandra Industrial Estate is located in Rumney, Cardiff about 3 miles east of the city centre and in an established commercial area. There is good access to the M4 motorway via the A48 Eastern Avenue and A4161 Southern Way linking to junctions 29 and 29a.

Access to the estate from Southern Way is along the B4487 Newport Road and up Rumney Hill. After approximately 1 mile turn right at the traffic lights and proceed down Wentlog Road (B4239) for ½ mile whereby the estate is situated on the left hand side.



### Alexandra Industrial Estate

The Alexandra Industrial Estate offers a range of differing sized business units within a secure environment. It is situated to the east of Cardiff city centre with convenient access to other nearby estates including Lamby Way, Capital Business Park, Springmeadow Business Park, & The Laurels.

### Description

Unit 3 comprises a mid-terrace workshop which benefits from the following:

- Steel portal frame construction;
- Brick/clad external elevations;
- Minimum eaves height 6.3m.;
- High bay LED lighting;
- Roller shutter loading door 5.0m.(w);
- Solid concrete floor;
- 9x car parking spaces allocated;

### Accommodation (Gross Internal Areas)

	Sq.Ft	Sq.M
<b>TOTAL GIA</b>	<b>6,869</b>	<b>638</b>
<i>Inc.:</i>		
Workshop	6,096	566
Small workshop	152	14
Office & Welfare Block	621	58

### Mains Services

Unit 3 benefits from the provision of mains services including 3 phase electricity, water and drainage.

### User

Unit 3 benefits from B1, B2, & B8 Use Classes consent and is deemed suitable for light and general industrial type uses, and storage & distribution.

**SUBJECT TO CONTRACT**

**JULY 2025**

### On Site Security

The Estate is fully enclosed with access via 2 remotely controlled electric gates. Surveillance cameras in operation 24 hours paid via a security charge - **£2,894 pa. + VAT.**

### Estate Service Charge/Buildings Insurance

Each tenant contributes towards the Estate Service Charge for the upkeep of the common parts of the estate. The budget figure for 2025/26 is **£8,168 pa. + VAT.**

The Landlord insures the building and recovers the annual premium from the tenant - further details available upon request

### Energy Performance Certificate

68 – Band C



### Terms

The unit is available on a new full repairing and insuring lease for a minimum term of 3 years.

### Quoting Rent

**£34,345 pa.**

### Ratable Value (2023)

£22,500

### 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) or
- Cardiff Council on **029 2087 2087** [www.cardiff.gov.uk](http://www.cardiff.gov.uk)

### Legal Costs

Tenant to pay Landlord £250 non-refundable contribution to Legal costs. Thereafter each party responsible for their own legal costs

### VAT

All figures quoted are exclusive of VAT.

### Viewing

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



Michael Bruce MRICS:  
**Mobile: 07920 144 603**  
[michael@dipsurveyors.co.uk](mailto:michael@dipsurveyors.co.uk)

Max Wood  
 Tel.: 02920 346 336  
[max.wood@coark.com](mailto:max.wood@coark.com)

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