

TO LET

Units 9b Charnwood Park, Clos Marion, Cardiff, CF10 4LQ

Modern Business Unit With Extensive Offices



- Unit Of 294 Sq.M. (3,166 Sq.Ft.)
- Includes Extensive First Floor Offices Of 134 Sq.M. (1,445 Sq.Ft.)
- Excellent Road Links Into Cardiff City Centre and M4
- Located In Established Business Location

Location (CF10 4LQ)

The property is located on Charnwood Park, a modern development to the south of the City Centre and close to Cardiff's heliport and Cardiff Docks.

The general area is close to the new southern link road connecting Cardiff Bay and the A4232 to J.34 of the M4 to the west, and Rover Way to A48 (M), and Js. 29 & 30 of the M4 to the east.

Other occupiers in the vicinity include Gee Construction, Barber Blades, SIG Plc., Severn Insulation, and Capital Plastics. The location of the property is shown on the plan below.



Description

This modern semi-detached property is situated within a secure fenced compound and benefits from the following:

- Steel portal frame with profile sheet elevations;
- Min. eaves 4.8 m.;
- Extensive ground & first floor offices;
- Vehicular access via 'up and over' door;
- Up to 9x car parking spaces.

Accommodation (Gross Internal Area)

	Sq.M.	Sq.Ft.
TOTAL	294	3,166
<i>Inc.:</i>		
<i>GF Workshop/Ancillary</i>	<i>159</i>	<i>1,721</i>
<i>FF Office/Ancillary</i>	<i>134</i>	<i>1,445</i>

Mains Services

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

Estate Service Charge

The occupier is to contribute towards the estate service charge for the security and maintenance of the common parts of the estate.

SUBJECT TO CONTRACT

JULY 23

Energy Performance Certificate (EPC)

73 – Band “C”

User

The property is suitable for light industrial and administrative purposes.

Business Rates (2023)

The property has a Ratable Value of £8,900.

This equates to rates payable (2022/2023) of £4,761.50 pa. - *the property is also eligible for an element of small business rates relief.*

Tenure

The property is available on a new full repairing & insuring lease for a term to be agreed.

Quoting Rent

Quoting rent of £24,500 pax..

Business Support

For further information please contact:

Welsh Assembly Government (Business Wales) on **03000 60 3000** www.businesswales.gov.wales

Cardiff Council on 029 2087 2087 www.cardiff.gov.uk or 'Invest In Cardiff' on (029) 2078 8560 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@dipsurveyors.co.uk

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