

TO LET

Unit 9 Alexandra Industrial Estate, Cardiff, CF3 1EY

Mid-Terraced Workshop + Secure Fenced Compound



- Unit of 3,016 Sq.Ft. (280 Sq.M.) + Mezzanine Floor 541 Sq.Ft. (50 Sq.M.)
- Gated Estate With Fenced Boundary
 - Fenced Compound With Unit
 - Easy Access To A48(M) & M4

Location (CF3 1EY)

The Alexandra Industrial Estate is located in Rumney, Cardiff about 3 miles east of the city centre. 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. The estate is situated off Wentloog Road (B4239).



Alexandra Industrial Estate

The Alexandra Industrial Estate offers a range of differing sized business units within a secure environment.

Description

Unit 9 comprises a workshop unit situated within a small terrace along the side of the estate, which benefits from the following:

- Concrete flooring;
- Minimum eaves height 4.3m.;
- Manually operated roller shutter door.
- Additional mezzanine storage area.

Accommodation (Gross Internal Areas)

	Sq.Ft	Sq.M
Workshop	3,016	280
Mezzanine Storage	541	50

Mains Services

Unit 9 benefits from the provision of mains services including 3 phase electricity, water and drainage.

On Site Security

The Estate is fully enclosed with access via 2 remotely controlled electric gates. Surveillance cameras in operation 24 hours which is paid via a security charge of **£1,294.22 pa.**

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 2024/25 is **£4,017.37 pa.**

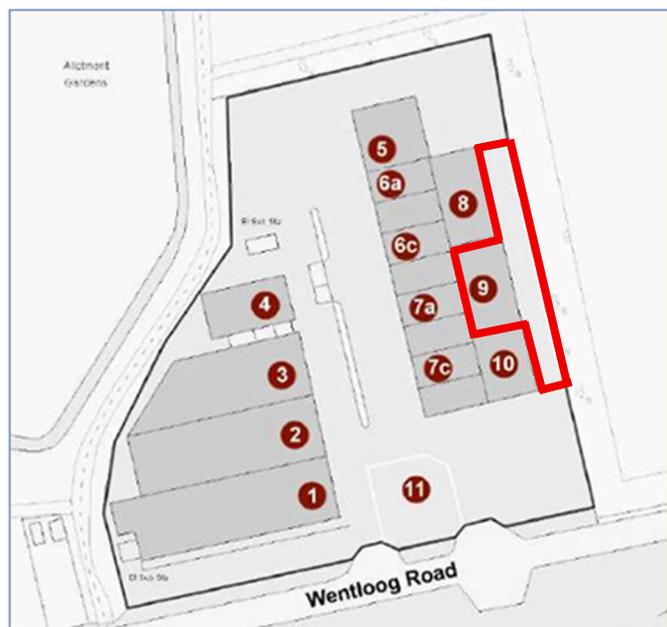
The Landlord insures the building and recovers the annual premium from the tenant - further details available upon request.

SUBJECT TO CONTRACT

OCTOBER 2025

User

Unit 9 benefits from B1, B2, & B8 Use Classes consent and is deemed suitable for light and general industrial type uses, and storage & distribution.



Terms

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

Quoting Rent

£18,965 pa.

Ratable Value (2023)

£12,750 – Rates Payable 2025/26 – c. **£7,242 pa.**

Business Support

For further information please contact:

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

Cardiff Council on 029 2087 2087 www.cardiff.gov.uk or 'Invest In Cardiff on **(029) 2078 8560** invest@visitcardiff.com

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
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