

TO LET

Unit 10, Alexandra Industrial Estate, Cardiff, CF3 1EY

End-Terrace Workshop



- Unit of 184 Sq.M. (1,983 Sq.Ft.) + Mezzanine Floor
- Gated Estate With Fenced Boundary
- 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 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 Wentloog 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 10 comprises an end terrace workshop unit at the entrance to the estate, which benefits from the following:

- Pitched steel truss roof; Concrete flooring;
- Concrete flooring;
- Minimum eaves height 4.25m.;
- Manually operated roller shutter door.
- 5x. car parking spaces.

Accommodation (Gross Internal Areas)

	Sq.M.	Sq.Ft.
Workshop	184	1,983

Mains Services

Unit 10 benefits from the provision of mains services including 3 phase electricity, water and drainage.

User

Unit 10 benefits from B1, B2, & B8 Use Classes consent and is deemed suitable for light and general industrial type uses, and storage & distribution.

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.

SUBJECT TO CONTRACT

OCTOBER 2020

Estate Service Charge/Buildings Insurance

There is an obligation to contribute towards the Estate Service Charge for the upkeep of the common parts of the estate. Each building contributes a fair proportion of the overall service charge.

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

ENERGY PERFORMANCE CERTIFICATE

EPC assessment 101 - band 'E'



Terms

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

Rent

£11,000 per annum

Ratable Value (2017)

£9,800 – Rates Payable 2020/21 - £5,282 pa.

Business Rates Relief may be available for this property.

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 letting agents:



Michael Bruce MRICS:
Mobile: 07920 144 603
michael@dipsurveyors.co.uk



Anthony Jenkins
 Mobile: 07768 233 919
anthony@jenkinsbest.com

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