

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

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), Bear Bones (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.
TOTAL	203	2,182
Ground Floor	102	1,093
<i>Inc. Front office</i>	22	234
<i>Rear tore 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 (2023)

The property has split Ratable Values of £8,500 & £3,300. This equates to a total rates payable (2024/25) of £6,631 pa.

Tenure

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

Quoting Price

The property is available with vacant possession.

Offers are invited in the region of £175,000

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

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SUBJECT TO CONTRACT

SEPTEMBER 2024

IMPORTANT MESSAGE

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