

TO LET

Unit 7a, Alexandra Industrial Estate, Cardiff, CF3 1EY

Mid-Terraced Workshop



- Unit of 111 Sq.M. (1,200 Sq.Ft.)
- Gated Estate With Fenced Boundary
 - Easy Access To A48(M) & M4
 - Available May 2020

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 7A is a mid-terraced business unit which is suitable for a wide variety of uses. which benefits from the following:

- steel frame construction;
- profile clad elevations;
- concrete floor;
- Manually operated roller shutter door;
- WC facilities to the front.

Accommodation (Gross Internal Areas)

	Sq.M.	Sq.Ft.
Workshop	111	1,200

Mains Services

Unit 7a benefits from the provision of mains services including 3 phase electricity, water and drainage.

User

Unit 7a 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

JANUARY 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 – budget figure for Unit 7a £1,045 per annum Excl. and Estate security £682 per annum Excl.

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

ENERGY PERFORMANCE CERTIFICATE

Band 'E' - 101. Certificate available upon request.



Terms

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

Rent

£6,800 per annum

Ratable Value (2017)

£5,800* – Rates Payable 2019/20 - £3,051 pa.
*qualifies for 100% small business rates relief

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
michael@dipsurveyors.co.uk

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

IMPORTANT MESSAGE

DLP Surveyors Ltd gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information herein (whether text, plans or photographs) is given in good faith but should not be relied upon as being a statement of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any facilities are in good working order. 4. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.