

**TO LET**  
**WORKSHOP/INDUSTRIAL/OFFICE HYBRID UNIT WITH**  
**PARKING**

137.35 SQ.M. (1,478 sq.ft.)



Unit A3, Lakeview Business Park, Lamby Way,  
Rumney, Cardiff. CF3 2EP

- HIGH QUALITY MODERN BUILD SPECIFICATION
  - EASY ACCESS TO A48 (M) / M4
  - ON SITE PARKING

**Rent £15,000 p.a.x.**

# Unit A3 Lakeview Business Park, Lamby Way, Rumney, Cardiff. CF3 2EP



## LOCATION

The property is located between Lamby Way and Wentloog Avenue about 3 miles East of Cardiff City Centre. The A48(M) dual carriageway, which links with Junction 29 of the M4 motorway is situated approximately 2 miles away accessible via the A4232.

Other occupiers within the vicinity include Buttercups Day Nursery, Funky Chickens Day Nursery, SOS Athletic Excellence, and Redstorm Fashion Agency.

## DESCRIPTION

The property comprises a hybrid office/industrial/retail unit suitable for a variety of uses subject to the necessary consents. The unit comprises multiple office areas, staff room/tea-point, over ground and mezzanine floor levels.

The offices benefit from suspended ceiling, category 5 lighting, carpet tiled floor covering, gas central heating, perimeter trunking to part, W.C. and teapoint facilities.

The unit benefits further from 4 allocated car parking spaces to front.

## ACCOMMODATION

The accommodation briefly comprises:

|                           |                                   |
|---------------------------|-----------------------------------|
| Ground Floor              | 82.27 sq.m. (886 sq.ft.)          |
| First Floor/<br>Mezzanine | 55.09 sq.m. (593 sq.ft.)          |
| <b>TOTAL AREA</b>         | <b>137.35 SQ.M. (1,478 SQ.FT)</b> |

## TENURE/TERMS

Leasehold - The accommodation is available on an Effectively Full Repairing and Insuring basis for a flexible term of years to be negotiated.

## SERVICE CHARGE

A service charge is to be levied with respect to common expenditure. Further information can be made available upon request.

## ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of:

**Energy Efficiency Rating C.**

Copy certificate available upon request.

## RATEABLE VALUE

Our inspection of the rating list shows the following assessment for the subject property:-

|                           |        |
|---------------------------|--------|
| Rateable Value            | £9,600 |
| Rates Payable (2020/2021) | £5,136 |

We recommend that interested parties make their own enquiries of the Local Authority on 029 2087 1491/2 to confirm the above figures and in some instances some relief may be applied.

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## V.A.T.

All figures are quoted exclusive of V.A.T. where applicable.

**SUBJECT TO CONTRACT AND AVAILABILITY  
VIEWING STRICTLY BY APPOINTMENT ONLY**



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