

FOR SALE
HYBRID WORKSHOP/OFFICE UNIT
WITH PARKING
297.64 SQ.M. (3,203 SQ.FT)

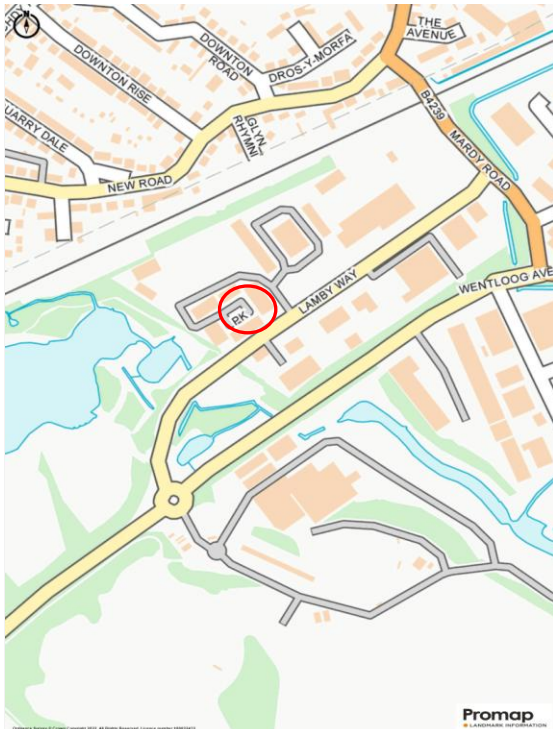


Unit 9 Waterside Business Park, Lamby Way,
Rumney, Cardiff. CF3 2EQ

- Established Business Location with Good Transport Links
- 5 Allocated Parking Spaces

Price £250,000

Unit 9 Waterside Business Park, Lamby Way, Rumney, Cardiff. CF3 2EQ



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.

DESCRIPTION

The property forms part of a 2 storey purpose built hybrid block to a gated business park development. The unit comprises an office/warehouse unit with roller shutter door incorporating first floor offices, workshop/storage space, a Disabled W.C. facility, reception area, and teapoint. Staircase to first floor.

The mezzanine floor provides additional workshop/storage area. The office space benefits from suspended ceiling, category 5 lighting, carpet tiled floor covering, electric wall mounted heating and inset floor electricity point perimeter trunking.

The unit benefits further from 5 allocated car parking spaces.

ACCOMMODATION

The accommodation briefly comprises:

	Gross Internal Area
Ground Floor	166.24 sq.m. (1,789 sq.ft)
First Floor Office Space	20.6 sq.m. (221 sq.ft)
Mezzanine Floor	
Workshop/Storage	110.8 sq.m. (1,193 sq.ft)

TOTAL AREA 297.64 SQ.M. (3,203 SQ.FT)

TENURE/TERMS

For Sale Long Leasehold – Further information available upon request.

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 103:E

Copy certificate available upon request.

RATEABLE VALUE

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

Rateable Value	£ 10,250.00
Rates Payable (2021/2022)	£ 5,483.75

The current Rateable Value of the property for the period 2021/22 is based on UBR multiplier of £0.535, however, we strongly advise all interested parties they must rely on 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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