

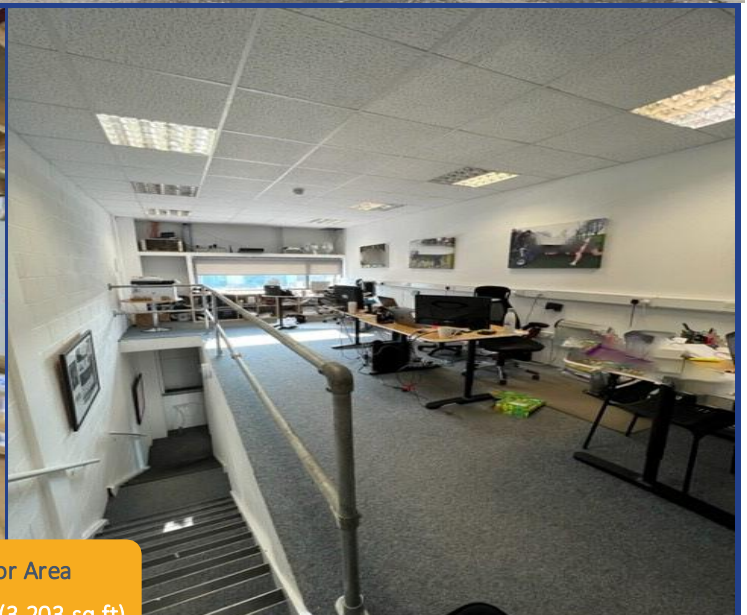
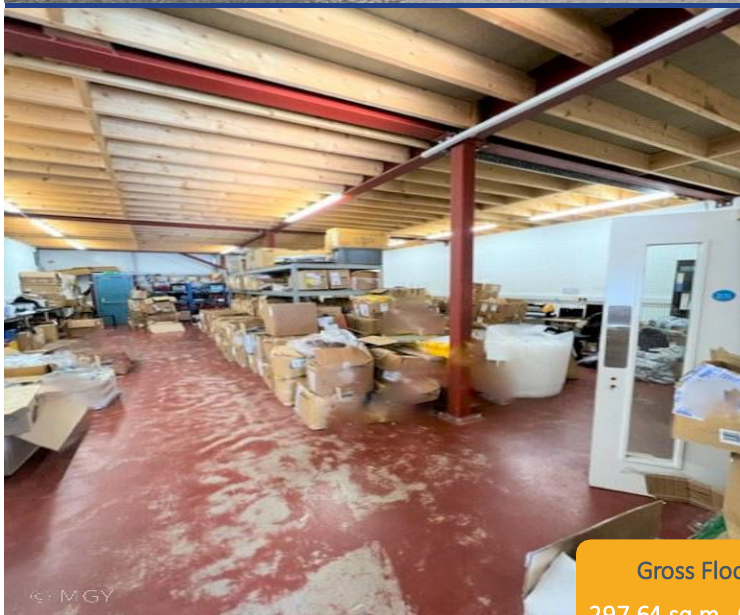
9 Waterside Business Park, Lamby Way, Rumney, Cardiff. CF3 2EQ



Estate Agents and
Chartered Surveyors

Asking price

£250,000



Gross Floor Area
297.64 sq.m. (3,203 sq.ft)

Hybrid Workshop/Office Unit

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

Property 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.

Tenure

Long Leasehold

Energy Efficiency Rating

E:103

Floor Area Approx

297.64 sq.m. (3,203 sq.ft)

Viewing

By appointment only

Location

The property is located to an established business location with access off Lamby Way which runs between Wentlog Avenue and Mardy Road.

Cardiff City Centre is some 3 miles to the East.

Wentlog Avenue also gives access to a number of Industrial estates and business parks to include Eastpoint Ind Est, Spring Meadow Business Park, Capital Business Park and Wentlog Corporate Park.

The A48(M) dual carriageway, which links with Junction 29 of the M4 motorway is situated approximately 2 miles away accessible via the A4232.

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.

Estate Service Charge

The occupier is to contribute towards the estate service charge for the security and maintenance of the common parts of the estate.

Energy Performance Certificate

The subject property has an EPC rating of:

Energy Efficiency Rating E : 103

Copy certificate available on request.

Rateable Value

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

Rateable Value	£ 9,800
Rates Payable (2024/2025)	£ 5,507.60

The current Rateable Value of the property for the period 2024/25 is based on UBR multiplier of £0.562, 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.

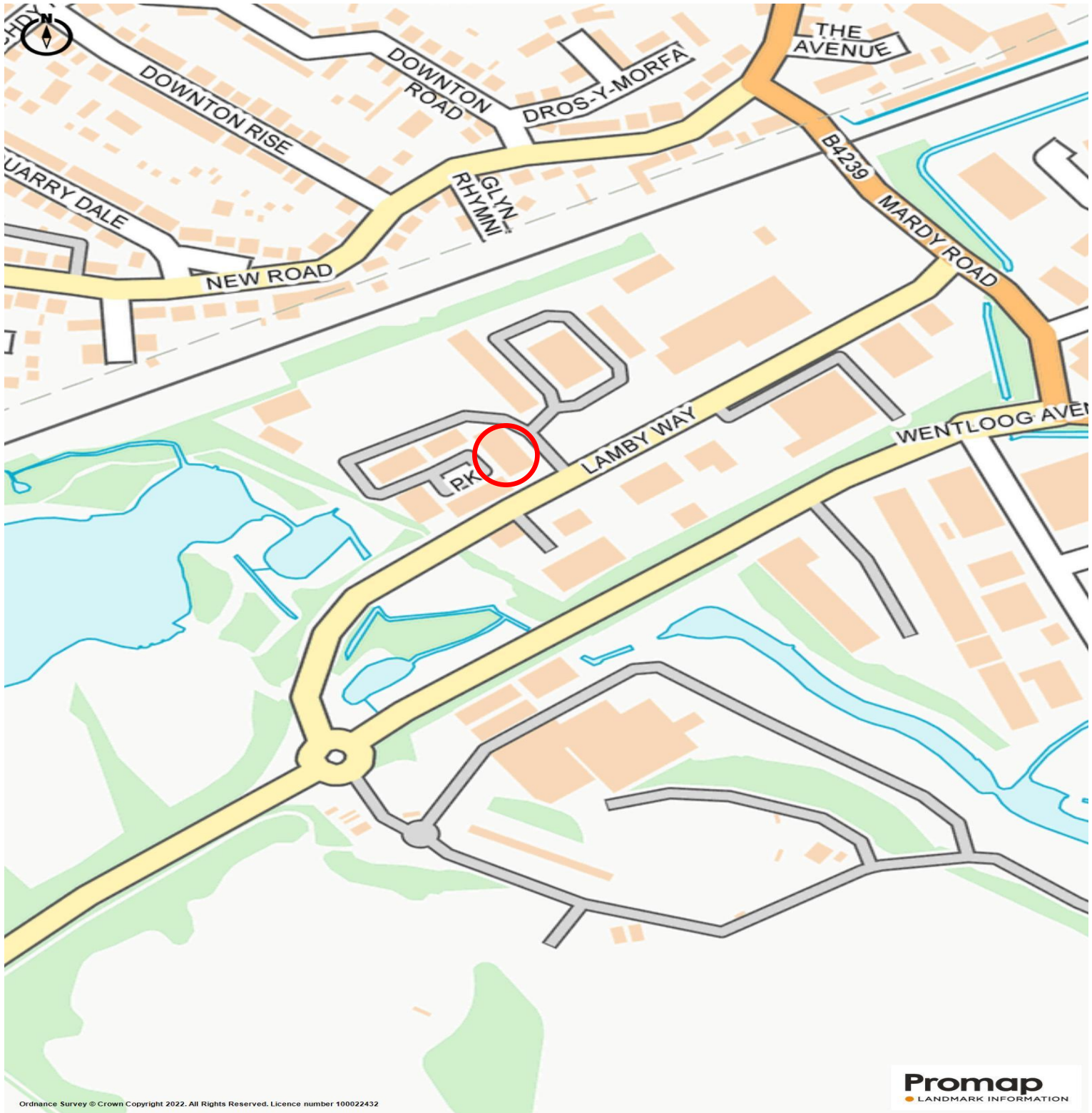
Legal Costs

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

VAT

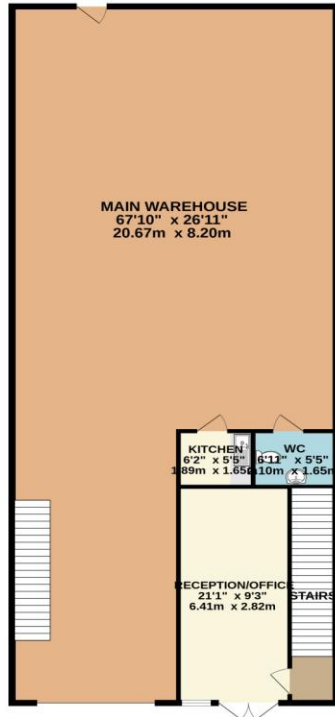
All figures are quoted exclusive of V.A.T. where applicable.

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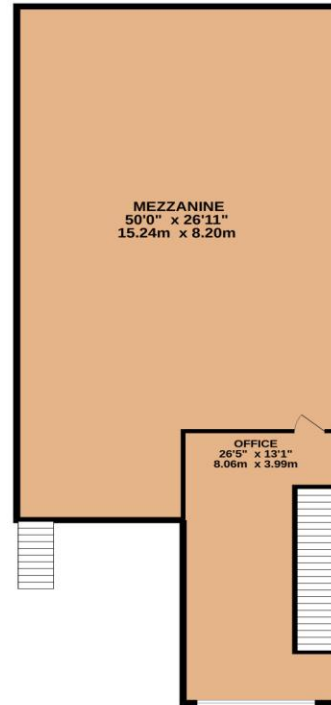


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GROUND FLOOR
1824 sq.ft. (169.5 sq.m.) approx.



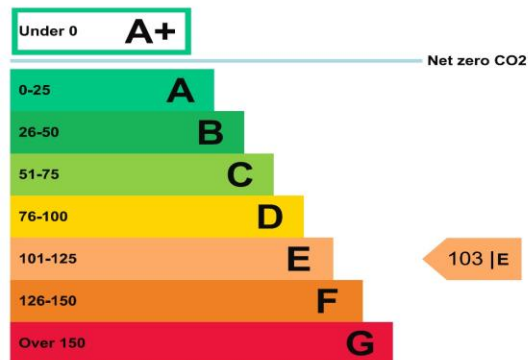
1ST FLOOR
1578 sq.ft. (146.6 sq.m.) approx.



PLEASE NOTE PLANS ARE NOT TO SCALE AND ARE FOR IDENTIFICATION PURPOSES ONLY

TOTAL FLOOR AREA : 3403 sq.ft. (316.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of blocks, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Cardiff 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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