

INVESTMENT OPPORTUNITY FOR SALE (PART VACANT)

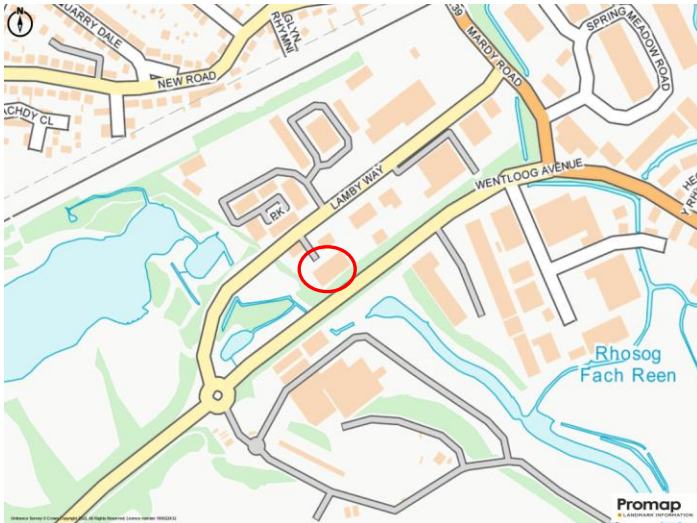


Units B1 – B3, Lakeview Business Park,
Lamby Way, Rumney, Cardiff. CF3 2EP

- HIGH QUALITY MODERN BUILD SPECIFICATION
 - WITH 17 CAR PARKING SPACES
 - GOOD TRANSPORT LINKS
 - SECURE GATED YARD AREA

Price £1,250,000

Units B1 - B3, 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, CDP Solutions and the Bowls Warehouse.

DESCRIPTION

The property is 2 storey purpose hybrid block currently split into 3 no. units with roller shutter doors and allocated parking. There is also a secure gated yard area providing access to the warehouse space to the rear of Unit B1.

Unit B1 comprises an office unit over two floors with a warehouse to the rear plus 5 allocated car parking spaces and is currently available with vacant possession.

Unit B2 is currently fitted out as a gym studio with 6 allocated car parking spaces, and is currently let.

Unit B3 comprises Warehouse with offices and mezzanine floor of 4,361 sq.ft. plus 6 allocated car parking spaces and is currently available with vacant possession.

ACCOMMODATION

The accommodation briefly comprises:

UNIT	AREA	
B1	636.61 sq.m.	(6,852 sq.ft.)
B2	473 sq.m.	(5,091 sq.ft.)
B3	405.18 sq.m.	(4,361 sq.ft.)

TOTAL AREA

BLOCK B 1,514.79 SQ. M. (16,306 SQ. FT.)
(incl first floors and mezzanine where applicable)

TENURE/TERMS

The whole block is available Freehold as a whole or may be split into individual units. (Subject to existing tenancy)

Unit B2 - currently producing an annual income of £27,500pax until end of April 2025

SERVICE CHARGE

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

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of:

Energy Efficiency Rating TBC.

Copy certificate available upon request.

RATEABLE VALUE

It is advised that interested parties make their own enquiries with the Commercial Rates Department on 029 20 871491/2.

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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