

TO LET
WORKSHOP/INDUSTRIAL/OFFICE HYBRID UNIT WITH
PARKING
137.35 SQ.M. (1,478 sq.ft.)



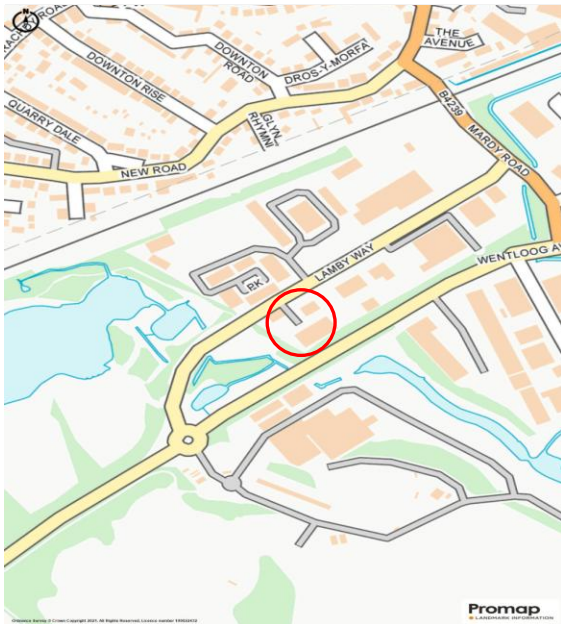
Unit A3, Lakeview Business Park, Lamby Way,

Rumney, Cardiff. CF3 2EP

- HIGH QUALITY MODERN BUILD SPECIFICATION
 - EASY ACCESS TO A48 (M) / M4
- ON SITE PARKING FOR 4 VEHICLES
 - A3 PLANNING CONSENT

£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, CDP Solutions and the Bowls Warehouse.

DESCRIPTION

The property comprises a hybrid office/industrial/retail unit suitable for a variety of uses subject to the necessary consents.

The unit has most recently been utilised as workshop/office space with open plan area to the ground floor and glass partitioned offices to the mezzanine floor, plus staff room/tea-point.

The property benefits from carpet tiled flooring, suspended ceilings, cat 5 perimeter trunking, security roller shutter, strip lighting and gas central heating.

The unit benefits further from 4 allocated car parking spaces and currently has A3 planning consent in place.

ACCOMMODATION

The accommodation briefly comprises:

Ground Floor	82.27 sq.m. (886 sq.ft.)
First Floor/ Mezzanine	55.09 sq.m. (593 sq.ft.)

TOTAL AREA 137.35 SQ.M. (1,478 SQ.FT)

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:

Rateable Value	£ 9,600.00
Rates Payable 2021/2022 (approx)	£ 5,136.00

(The current Rateable Value of the property is for the period 2021/22 and is based on UBR multiplier of 0.535p.)

Please be aware we strongly advise all interested parties that 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**



Cardiff Bay 029 2046 5466

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

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd or any one in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.