



TO LET.

**Unit 15, Wentloog Buildings, Rumney, CF3 1TH.
Industrial / Warehouse Units.**

1,770 sq ft (164 sq m).

Location.

Wentloog Buildings is a multi-let industrial estate located on the eastern side of Cardiff in close proximity to Newport Road, and Eastern Avenue (A48). Situated approximately 5 miles south of Junction 30 of the M4 Motorway.

Description.

A mid terrace light industrial / warehouse unit comprising:

- Electric level access roller shutter door
- Minimum eaves height 6.1m
- Maximum eaves height 7.7m
- WC facilities

The estate further benefits from on site security (evenings only).

Tenure.

The unit is available on new Full Repairing Leases for a term of years to be agreed.

Rent.

£13,275 per annum.

Service Charge.

Any ingoing tenant will be responsible for a proportion of the estate service charge for costs incurred in maintaining the common area of the estate.

Service Charge for year ending March 2024 - £2,860

Building Insurance.

The Landlord insures the building and recovers the premium from the Tenant.

The building insurance budget for 2023 is £525.

EPC.

The property has an EPC rating of D (86).

Business Rates.

Rateable Value - £9,900 (1 April 2023)

Rates Payable - £5,068.80

The standard multiplier for 2023 to 2024 is 51.2 pence.

Units with a Rateable Value of between £6,000 and £12,000 currently qualify for Small Business Rates Relief. More details can be provided.

Services.

The unit benefits from three phase electricity and mains water.

VAT.

VAT is payable in addition to all costs.



Contact.

For further information, or to arrange a viewing, please contact Neil Francis or Emily Wilson. Alternatively, you can contact joint agents Jenkins Best or Cooke & Arkwright.



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March 2023 - SUBJECT TO CONTRACT

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Photographs dated March 2023

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