

Available June 2024.



**TO LET.**

**Unit B4, West Point Industrial Estate, Cardiff, CF11 8JQ.**

**Industrial / Warehouse Unit.**

**4,625 sq ft (429.7 sq m).**

## Location.

West Point Industrial Estate is located on Penarth Road (A4160) one of the main arterial routes into Cardiff City Centre.

The estate is situated approximately 2.3 miles south of the City Centre, 2 miles south west of Cardiff Bay and benefits from convenient access to the M4 at Junction 33 via the A4232.

Nearby occupiers include a mix of industrial, trade counter, car dealership and retail occupiers such as Porsche, Ford, Greggs, Tredz Bikes and Penarth Autocare.

## Description.

Unit B4 is a mid terrace industrial / warehouse unit of steel portal frame construction comprising:

- 1 No. level loading door 3.0m (w) x 4.01m (h)
- Minimum eaves height 6.6m
- Maximum eaves height of 8.5m
- Single storey office accommodation
- Kitchenette and WC facilities
- Good parking provisions

## Accommodation.

Approx. GIA	Size (sq ft)	Size (sq m)
Warehouse	3,259	302.77
Ground Floor Office and Ancillary	1,366	126.92
<b>Total</b>	<b>4,625</b>	<b>429.67</b>

The property further benefits from a mezzanine measuring 1,366 sq ft (126.92 sq m).

## Terms.

The property is available by way of a new lease for a term of years to be agreed.

## Rent.

£39,312.50 per annum exclusive.

## EPC.

The property has an EPC rating of C (60).

## Rateable Value.

Rateable Value – £25,500

Rates payable – £13,642.50 (2023/2024 multiplier)

## Service Charge.

Each unit on the estate contributes towards the estate management / service charge for the upkeep and maintenance of common areas.

Further information is available on request.

## VAT.

VAT is applicable on all costs.

# Contact.

For further information, or to arrange a viewing, please contact the sole agents.



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## January 2024 - SUBJECT TO CONTRACT

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