



TO LET.

Unit 8, Wentloog Buildings, Rumney, Cardiff, CF3 1TH.

Industrial / Warehouse Unit.

5,545 sq ft (515.15 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 newly refurbished mid terrace light industrial / warehouse unit comprising:

- New level access roller shutter door 3.6m (w) x 4.9m (h)
- Minimum eaves height of 7m
- WC facilities
- Prominent road frontage
- On site (evening) security

Tenure.

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

Accommodation.

| Unit | Rent (PA) | EPC | Rateable Value |
|------|-----------|--------|----------------|
| 8 | £27,750 | D (76) | TBC |

EPC certificates available on request.

Current Multiplier for Business Rates is 0.535. 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.

Service Charge.

Year ending March 2024 - £5,140 plus VAT.

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.

Building Insurance.

Budget Figure 2023 - £1,735 plus VAT.

Please note, the Landlord insures the building and recovers the premium from the Tenant.

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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June 2023 - SUBJECT TO CONTRACT

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Photographs dated November 2022

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