

TO LET



Unit 3A, Gulf Works, Penarth Road, Cardiff, CF11 8TT.

Warehouse Unit

3,685 sq ft (342.35 sqm).

Location.

Prime trade / car retail location on the Western side of Cardiff - Penarth Road is one of the main arterial routes with excellent road connectivity to the city centre and to Cardiff Bay and M4 (J33) via the PDR A4232.

Gulf Works has direct access from Penarth Road and is located to the rear of the Wessex Kia and Nissan dealership. The BMW Sytner dealership is also adjacent to Gulf Works, other occupiers in the vicinity include the Royal Mail (Main Delivery Office), Honda, SELCO and JLR.

Description.

Unit 3A Gulf Works comprises a mid-terrace warehouse / light industrial unit located off Penarth Road.

- Prime trade / car retail location
- Located next to KIA dealership
- Excellent road access
- Minimum eaves height 4.62 metres
- Single level electric roller shutter 3m (w) x 4m (h)
- LED lighting

Accommodation.

The property has a Gross Internal Area of 3,685sq ft (342.34 sq m).

Terms.

Unit 3A is available by way of new Full Repairing and Insuring Lease for a Term to be agreed.

Rent.

£22,500 per annum plus VAT.

EPC.

EPC to be reassessed.

Rateable Value.

Rateable value - £16,750 (2024 Multiplier 56.2p)

Rates Payable - £9,413.50 per annum

Interested parties are advised to contact the local authority to confirm.

Service Charge.

Each unit contributes towards the estate management / service charge. Current annual contribution for 3A = £2,471 (Excl.) Further details on application.

The Landlord insures the Building and recovers the annual premium from the Tenant. Budget figure £1,095 (Excl.)

VAT.

VAT will be payable on the purchase price.



Contact.

For further information, or to arrange a viewing, please contact Knight Frank or joint agents Jenkins Best and Cooke and Arkwright.



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JULY 2024 - SUBJECT TO CONTRACT

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[Particulars dated July 2024. Photographs and videos dated July 2024

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