

**AVISON  
YOUNG**

# TO LET / FOR SALE

**DETACHED WAREHOUSE DISTRIBUTION UNIT  
WITH SUBSTANTIAL YARD & PARKING PROVISION**



**Springmeadow Business Park  
Lamby Way  
Cardiff  
CF3 2ES**

October 2019  
08449 02 03 04

[avisonyoung.co.uk/cardiff](http://avisonyoung.co.uk/cardiff)

## Location

Springmeadow Business Park is located to the East of Cardiff, approximately 3 miles from the City Centre. The area is an established mixed use business location with a variety of multi national and regional occupiers who include Aldi, Fedex and B&Q.

The estate benefits from excellent road network links, located on Lamby Way which links through Wentloog onto the A48M dual carriageway which runs onto the M4 motorway. Links into Cardiff City Centre are along Newport Road.

Springmeadow Business Park is made up of a number of terraced and detached units. The unit is positioned to the edge of the estate.

## Description

The subject property comprises a detached warehouse unit constructed of a steel portal frame with profile sheet clad elevations under a pitched steel sheet roof.

Internally, the property provides 2 storey office accommodation along the front elevation with rear warehouse distribution floor space. The offices are constructed with ground floor reception, works offices, stores and WC facilities with the upper floor providing open plan offices together with meeting rooms. The offices accommodation is of mixed space but in the main provides carpeted space with suspended grid ceiling, recessed LED lighting and stud partitioned walls. The office section is heated by gas fired heating system.

The warehouse provides open area with access from multiple side and rear roller shutter doorways, 6 to each side elevation and 2 to the rear. The warehouse is lit by high level sodium light fittings and heated by a high level gas fired heating system.

Externally, the unit benefits from a substantial front yard area together with side access yard areas to both the eastern and western boundaries. The site is perimeter fenced with a pedestrian gated access to the lower part and double vehicular gate entrance into the main yard area. There are 32 car parking spaces

## Accommodation

The property comprises the following accommodation - measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice 6th Edition.

	Sq Ft	Sq M
Offices	4,191	389.40
Warehouse	13,781	1,280.30
<b>TOTAL</b>	<b>17,972</b>	<b>1,669.70</b>

## Terms & Sale

The property is available on a new full repairing and insuring lease for a term to be agreed, which incorporates periodic upward only rental reviews.

Alternatively, a sale will be considered.

## Rent & Price

**Rental** - £110,000 per annum exclusive.

**Sale Price** - £1.3 million exclusive.

## Rates

Rateable Value of £81,500. Rates payable of £42,869.

## VAT

We are advised that the property is elected for VAT purposes.

## EPC Rating

EPC Rating on application to agents.



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