

To Let / For Sale



Unit 9, Greenhill Court Springmeadow Business Park, CARDIFF, CF3 2AG

High specification accommodation and warehouse storage

3,679 sq ft (341.79 sq m)

- Attractive Hybrid Unit
- Purchase Opportunity
- Well connected road links to Cardiff City Centre and M4
- Carpeted floors
- Air conditioning
- WC's
- Kitchen facilities
- 3-phase electricity

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Summary

Available Size	3,679 sq ft		
Price	Offers from £300,000		
Rates Payable	£7,757.50 per annum		
Rateable Value	£14,500		
Service Charge	£500 per annum		
Car Parking	There is a concrete forecourt to the front of the property for parking and vehicle loading.		
VAT	Applicable. VAT will be charged in addition.		
Legal Fees	Each party to bear their own costs		
Estate Charge	£500 per annum		
EPC Rating	C (71)		

Description

The hybrid unit provides a combination of high specification 2 storey office accommodation and warehouse storage.

Location

Springmeadow Business Park is a well established commercial destination, located in Wentloog, approximately 3 miles to the East of Cardiff City Centre,

Motorway access is provided via the A48 which connects with the M4 Motorway at Junction 30 (heading west) and Junction 29 (heading east). The estate is accessed from Mardy Road via Lamby Way.

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m	Availability
Ground	2,018	187.48	Available
Mezzanine - First Floor	1,661	154.31	Available
Total	3,679	341.79	

Tenure

999 year long leasehold interest (dated 29th September 2007) is available to purchase.

Parking

There is a concrete forecourt to the front of the property for parking and vehicle loading.







Viewing & Further Information



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