



## Newlands Road Unit & Yard

Newlands Road, Wentlog, Cardiff, CF3 2ER

### Secure Hybrid/Office Unit and Yard

**6,845 sq ft**  
(635.92 sq m)

- Prominently located unit and yard in Wentlog
- An established Trading location in East Cardiff
- Secure surfaced yard measuring 0.7 acres
- Excellently located to connect into the South Wales Road network.



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## Summary

<b>Available Size</b>	6,845 sq ft
<b>Rent</b>	£65,000 per annum
<b>Rates Payable</b>	£15,876.50 per annum
<b>Rateable Value</b>	£28,250
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (100)

## Location

The property is located on Newlands Road, which adjoins to the western side of Wentlog Avenue. This is an excellent commercial location which benefits from excellent links into the South Wales Road network, approximately 3 miles west of the A470, and a further 3 miles south west of Junction 30 of the M4 Motorway.

Wentlog is a popular commercial area in Cardiff, with a large range of trade occupiers and distribution centres in close vicinity. The property is in close proximity to multiple industrial estates and business parks including Wentlog Industrial Estate, Alexandra Industrial Estate, Eastgate Business Park and Capital Business Park. Surrounding occupiers include Blue Self Storage, UPS Cardiff Depot, Aldi Regional Office and Distribution Centre and DPD UK.

## Description

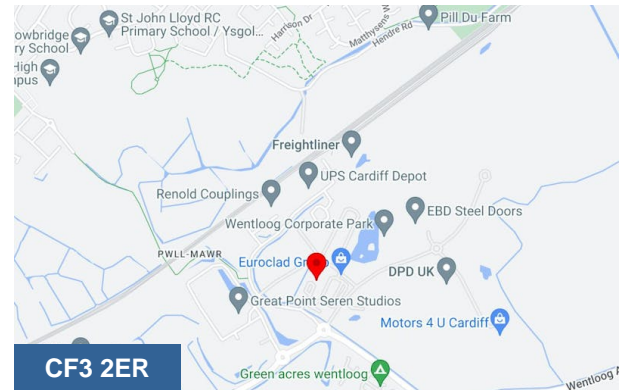
The site measures 1.1 acres (0.44 ha) and consists of two units with a secure surfaced yard extending to 0.7 acres (0.28 ha) currently used for external storage and carparking. Access is via a monitored electronic gateway.

There are two buildings on site. The larger comprises an office accessed via 2 pedestrian doors which provides cellular offices, meeting rooms and welfare accommodation. The second building is used as a storage unit accessed via 2 roller shutter doors and pedestrian door.

## Accommodation

The accommodation comprises the following areas:

Name	Size	sq m	Availability
Unit - 1	4,252 sq ft	395.02	Available
Unit - 2	2,593 sq ft	240.90	Available
<b>Total</b>		<b>635.92</b>	



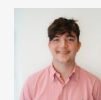
## Viewing & Further Information



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