



Unit 3A, Gulf Works

Penarth Road, Cardiff, CF11 8TT

Well Located Warehouse Unit in Cardiff

3,685 sq ft
(342.35 sq m)

- Prime trade / car retail location.
- Located next to the KIA dealership on one of the main arterial roads entering Cardiff City Centre.
- Minimum eaves height 4.6 metres.
- Single level electric roller shutter 3 metres wide x 4 metres high.

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

Summary

Available Size	3,685 sq ft
Rent	£22,500 per annum
Rates Payable	£9,413.50 per annum Please contact Cardiff County Council for additional information.
Rateable Value	£16,750
Service Charge	£2,471 per annum Each unit contributes towards the estate management / service charge. Further details on application.
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 3a	3,685	342.35	Available
Total	3,685	342.35	

Location

Prime trade / car retail location on the Western side of Cardiff. The location is located next to the KIA dealership on one of the main arterial roads entering Cardiff City Centre, providing excellent road connectivity to the city centre, Cardiff Bay and M4 (J33) via the A4232.

Other occupiers in the vicinity include the BMW, KIA, Royal Mail (Main Delivery Office), Honda, and SELCO.

Description

Unit 3A Gulf Works comprises a mid-terrace warehouse / light industrial unit located off Penarth Road. The building has brick elevations with steel sheet cladding to the roof, which incorporates translucent panels providing natural light. There are petitioned office and welfare facilities.

Access is via a pedestrian door and a Single level electric roller shutter (3 metres wide x 4 metres high).

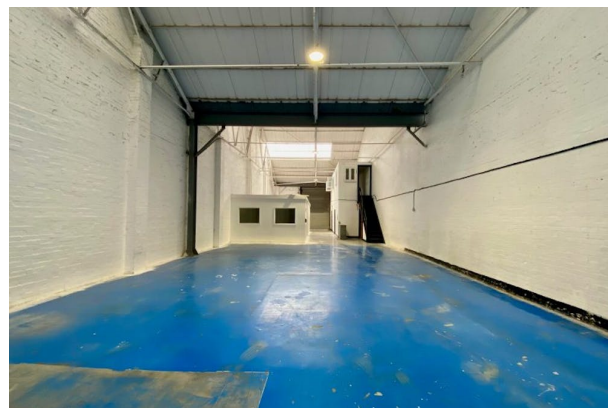
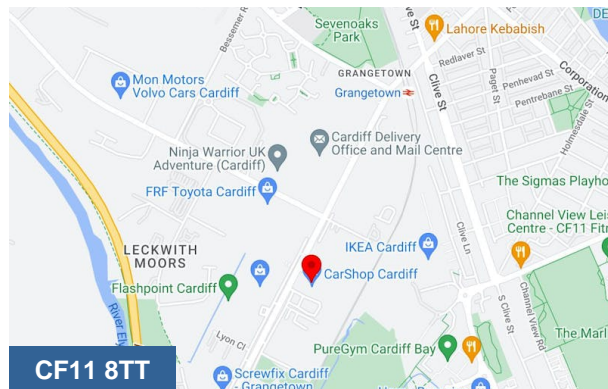
Insurance

The Landlord insures the Building and recovers the annual premium from the Tenant. Current contribution: £1,095 (Excl.)

EPC

EPC to be re-assessed.

Further Information



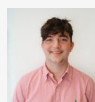
Viewing & Further Information



Rhys Price

02920 346374

rhys.price@coark.com



Max Wood

02920346336

max.wood@coark.com