

# Unit B1 Lakeview Business Park, Lamby Way, Rumney, Cardiff. CF3 2EP



Estate Agents and  
Chartered Surveyors

**For Sale/To Let**

**£650,000 / £45,000p.a.x**



**Gross Floor Area  
636.61 sq.m. (6,852 sq.ft)**

**OFFICE/WORKSHOP/INDUSTRIAL HYBRID UNIT  
WITH YARD & PARKING (MAY SPLIT)**

# Property Description

The property forms part of a 2 storey purpose built hybrid block comprising of ground and first floor offices with reception area plus a warehouse with roller shutter door, yard area to the side/rear of the unit and parking.

The offices benefit from suspended ceiling, category 5 lighting, carpet tiled floor covering, gas central heating and inset floor electricity points with W.C. and teapoint facilities.

There is a warehouse/workshop with two rooms incorporated within to the rear/side of the unit which can be accessed both internally via the office space and externally via a gated yard area.

The unit benefits further from 5 allocated car parking spaces to front.

## Tenure

Leasehold/  
Long Leasehold

## Energy Efficiency Rating C:72

## Floor Area Approx

636.61 sq.m.  
(6,852 sq.ft)

## Viewing

By appointment only

## Location

The property is located between Lamby Way and Wentloog Avenue about 3 miles East of Cardiff City Centre. The A48(M) dual carriageway, which links with Junction 29 of the M4 motorway is situated approximately 2 miles away accessible via the A4232.

Other occupiers within the vicinity include Buttercups day nursery, Funky Chickens Hair Salon, SOS Personal Training Company and the Bowls Warehouse.

## Accommodation

The accommodation briefly comprises:

Ground Floor Offices - 265.5 sq m (2,858 sq ft)  
including reception, kitchen and WC facilities.

First Floor Offices - 227.05 sq m (2,444 sq ft)  
including kitchen and WC facilities.

Warehouse - 144.06 sq m (1,550 sq ft)  
including office/storage

Overall Gross  
Internal Area 636.61 sq.m. (6,852 sq.ft)

## Tenure/Terms

The accommodation is available For Sale on a Long Leasehold basis(Further terms available upon request) or an Effectively Full Repairing and Insuring Lease basis for a flexible term of years to be negotiated .

## Energy Performance Certificate

The subject property has an EPC rating of:

### Energy Efficiency Rating

C : 72

Copy certificate available on request.

## Rateable Value

It is advised that interested parties make their own enquiries with the Commercial Rates Department on 029 20 871491/2.

## Legal Costs

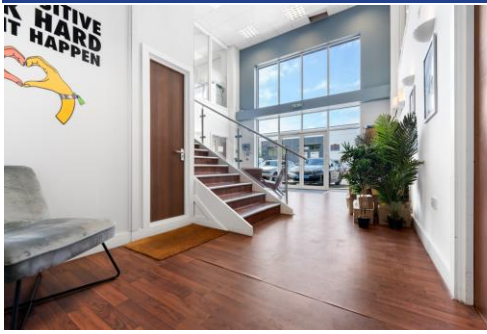
Each party to bear their own legal costs incurred in the transaction.

## VAT

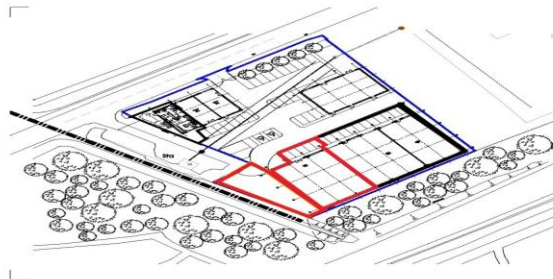
All figures are quoted exclusive of V.A.T. where applicable.



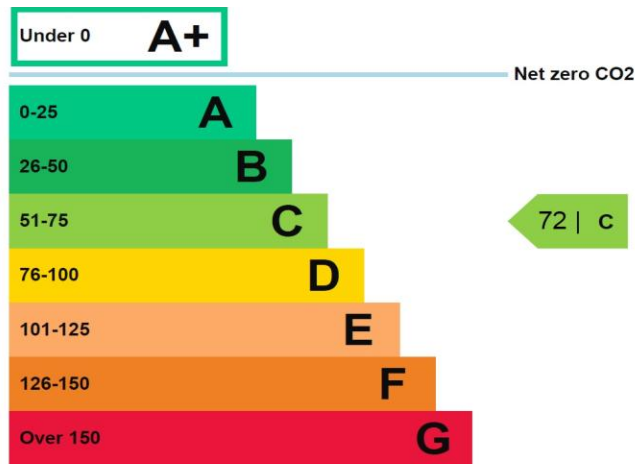
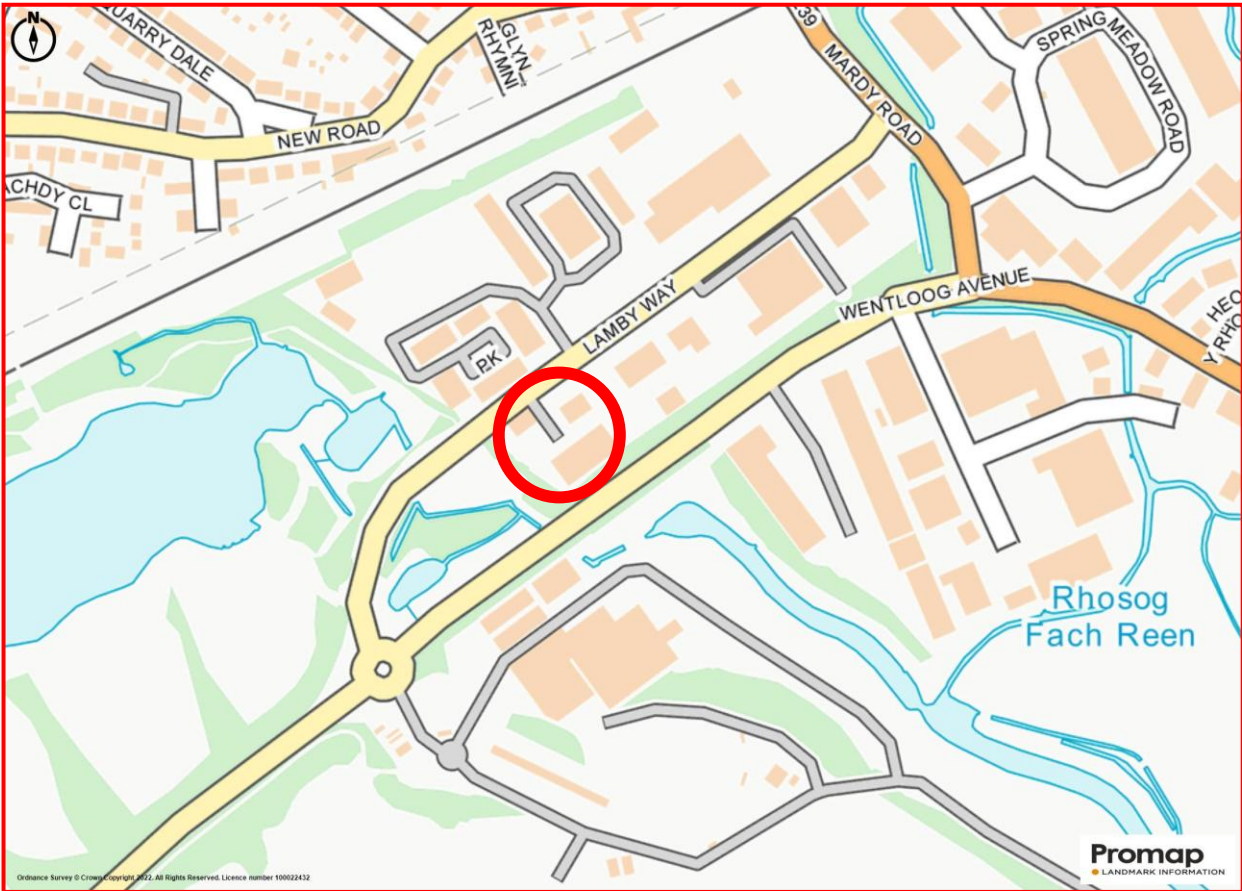
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PLEASE NOTE PLAN IS NOT TO SCALE AND IS FOR IDENTIFICATION PURPOSES ONLY



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**Cardiff** 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,  
South Glamorgan, CF10 5EE



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