



**UNIT B1 LAKEVIEWBUSINES PARK,
LAMBY WAY,
RUMNEY,
CARDIFF. CF3 2EP**

RENT

£35,000p.a.x



**GROSS FLOOR AREA:
636.61 SQ.M. (6,852 SQ.FT)**



OFFICE/WORKSHOP/INDUSTRIAL HYBRID UNIT

- WITH YARD & PARKING (MAY SPLIT)
- EXCELLENT TRANSPORT LINKS
- FLEXIBLE TERMS

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 tea point 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.

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: LEASEHOLD/LONG LEASEHOLD

ENERGY EFFICIENCY RATING: C:72

FLOOR AREA APPROX : 636.61 SQ.M (6,852 SQ.FT)

VIEWING: STRICTLY BY APPOINTMENT

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.

RATEABLE VALUE

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

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of:

Energy Efficiency Rating

C : 72

Copy certificate available on request.

LEGAL COSTS

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

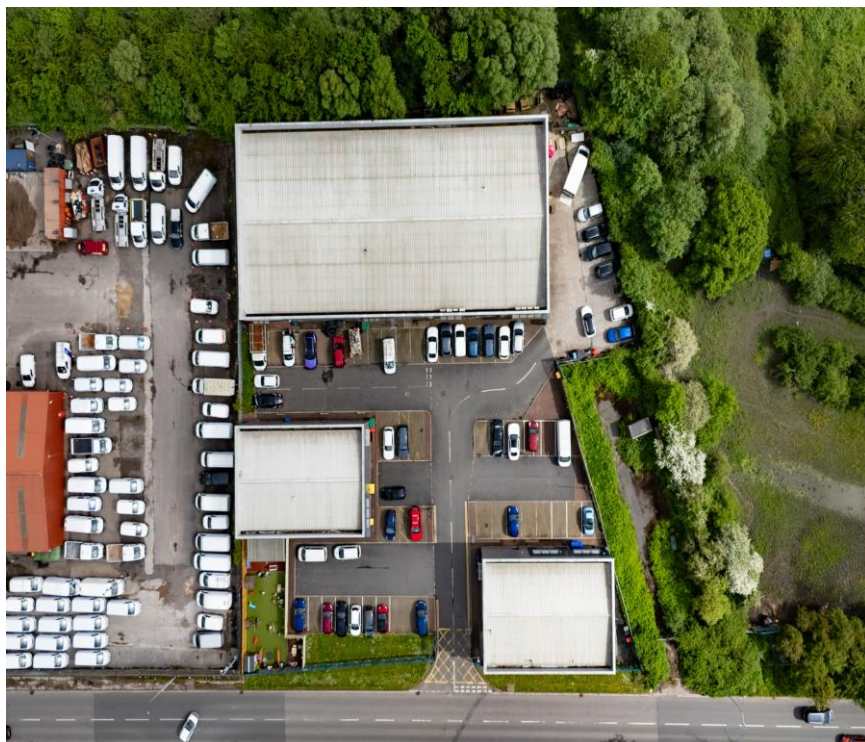
VAT

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

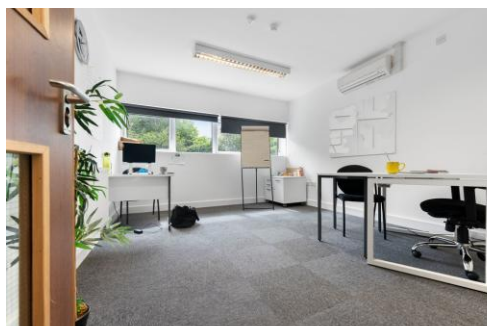


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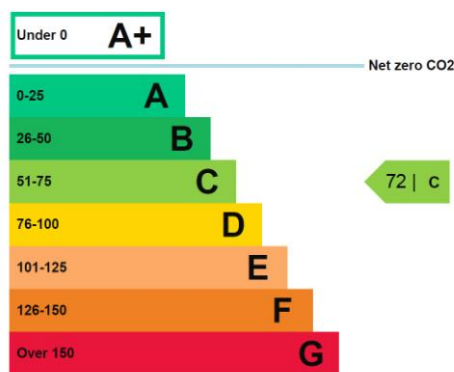
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PLEASE NOTE PLAN IS NOT TO SCALE AND IS
FOR IDENTIFICATION PURPOSES ONLY



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CARDIFF 029 2046 5466

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



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