

**Mileway**

# East Point Industrial Estate Wentloog

Available to Let  
Warehouse  
5,351 sq ft (497 sq m)



Two roller shutter doors

Modern end of terrace unit

6.45 m maximum eaves height

Integral 2 storey office

Car parking areas

Fenced and gated estate

# East Point Industrial Estate

Spring Meadow Road, Wentloog, CF3 2GA



## Description

Unit D12 & 13 East Point is a recently refurbished, modern end of terrace unit on a fenced and gated estate. The unit is of steel portal frame construction with profile metal cladding, pitched roof, incorporating roof lights. The unit benefits from 2 electric roller shutter doors, LED lighting, kitchen and offices. There is a generous external circulation and car parking areas to the front.

## Location

East Point Industrial Estate is located in the established industrial area of Wentloog, approximately 3 miles to the east of Cardiff city centre. The estate is 5 minutes drive from the A48(M) which in turn links with the M4 Motorway at Junction 30 (heading west) and Junctions 29 (heading east).

The estate is accessed from Mardy Road via Lamby Way. Occupiers include Royal Mail, Afonwen Laundry and Marstons Brewery.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

**Mileway**  
**Grace Shackell**  
 walesandsouthwest@mileway.com  
 0292 168 0815

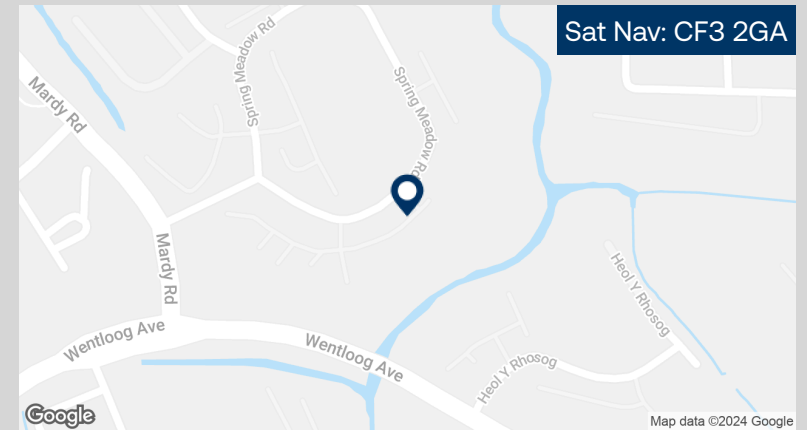
**Knight Frank**  
**Neil Francis**  
 neil.francis@knightfrank.com  
 07766 511 983

**Knight Frank**  
**Emily Wilson**  
 Emily.Wilson@knightfrank.com  
 07977 072 902

**Jenkins Best**  
**Anthony Jenkins**  
 anthony@jenkinsbest.com  
 07768 233 919

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

mileway.com



## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit D12&D13	Warehouse	5,351	497	Immediately
Total		5,351	497	

**Mileway**