

Lamby Way Workshops

Cardiff

Available to Let
Warehouse
2,000 sq ft (186 sq m)



24-hour access



Forecourt parking and loading



Roller shutter doors



Easy access to M4



Three-phase power

Lamby Way Workshops

Lamby Way Cardiff CF3 8LQ



Description

Lamby Way Workshops comprises of six industrial units. Each unit has its own car parking spaces to the front. Units have a roller shutter door, pedestrian entrance, internal offices, 3 phase electric and W.C.

Location

Lamby Way Workshops is situated approximately 3 miles east of Cardiff City Centre, with access via Rover Way or Newport Road. The location also benefits from easy access to the M4 motorway via the A4232 and A48.

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:

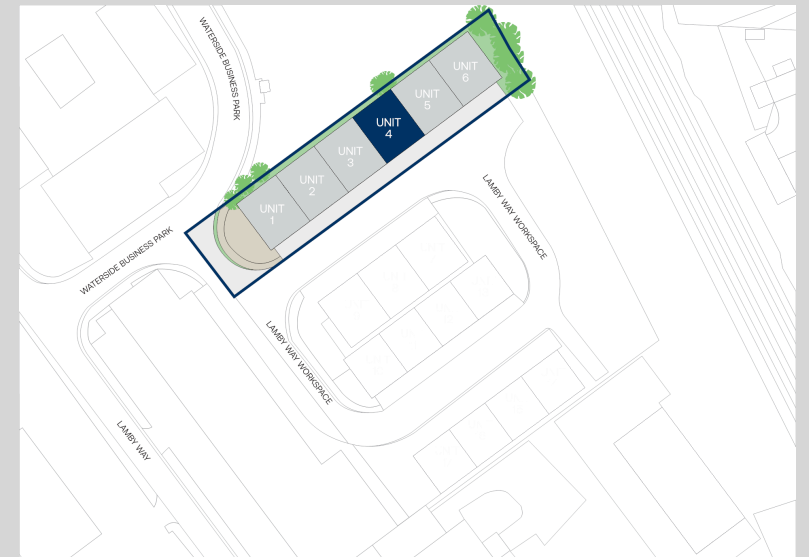
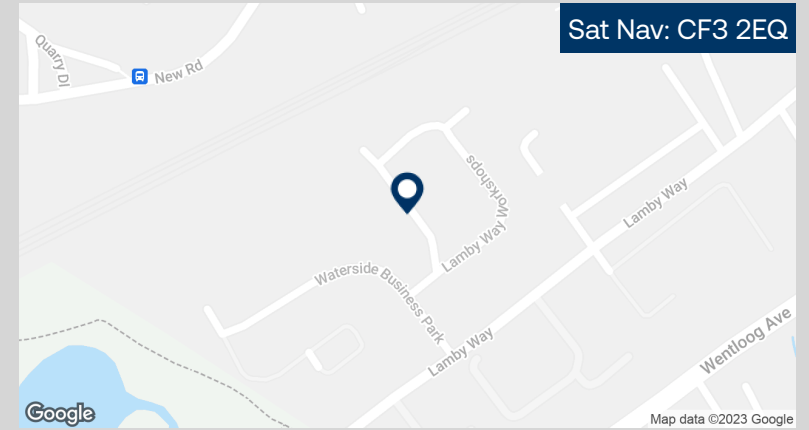
Mileway
James Moriarty-Simmonds
walesandsouthwest@mileway.com
0292 168 0815

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

Jenkins Best
Henry Best
henry@jenkinsbest.com
07738 960 012

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 | Rent |
|--------|---------------|--------------|-------------|--------------|------------|
| Unit 4 | Warehouse | 2,000 | 186 | Immediately | £1,350 PCM |
| Total | | 2,000 | 186 | | |

Mileway