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CARDIFF

VALE

CAERPHILLY

BRISTOL

Pacific Road



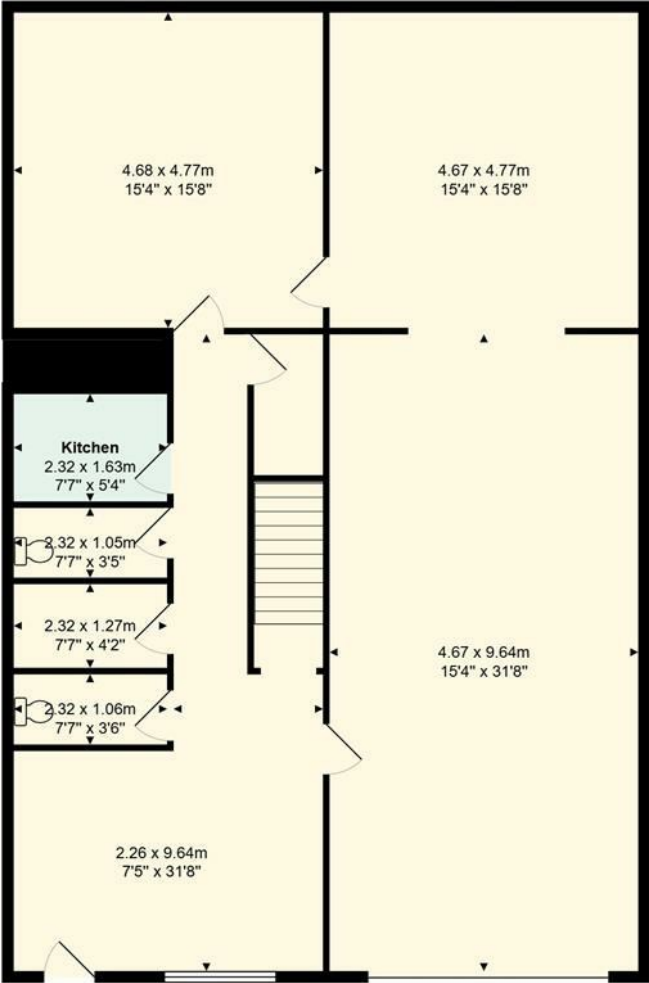


Comments by Mr Ross Hooper-Nash

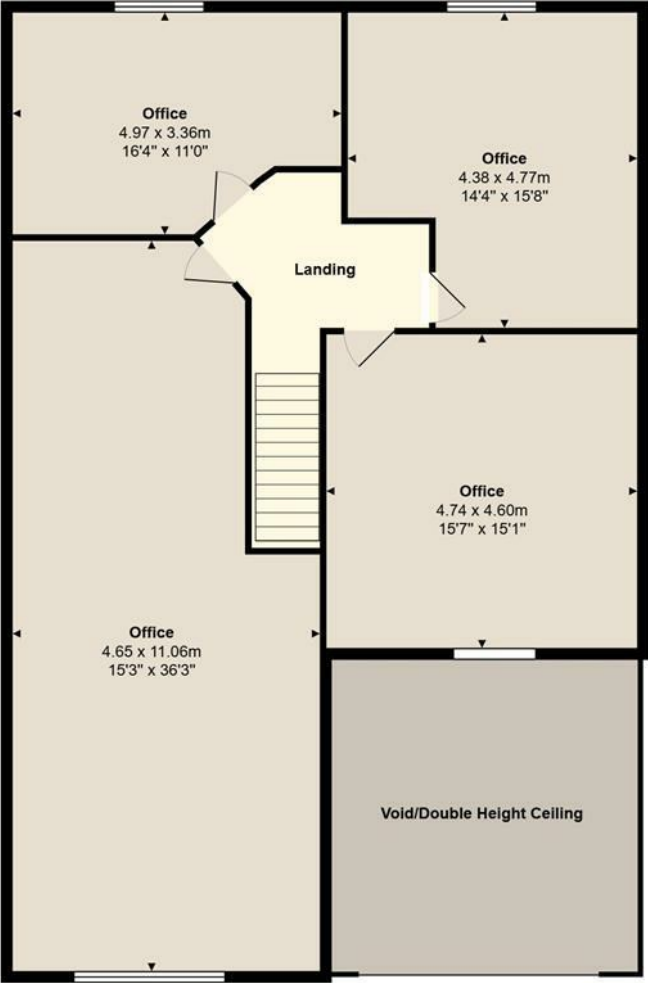


Property Specialist
Mr Ross Hooper-Nash
Director

ross@jeffreycross.co.uk



Ground Floor



First Floor

Unit 13 Pacific Business Park

Total Area: 248.5 m² ... 2675 ft²

All measurements are approximate and for display purposes only



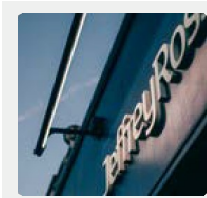
Pacific Road

, Cardiff, CF24 5HJ

Per Annum

£20,000 Per Annum

 null Bedroom(s)  null Bathroom(s)  2675.00 sq ft



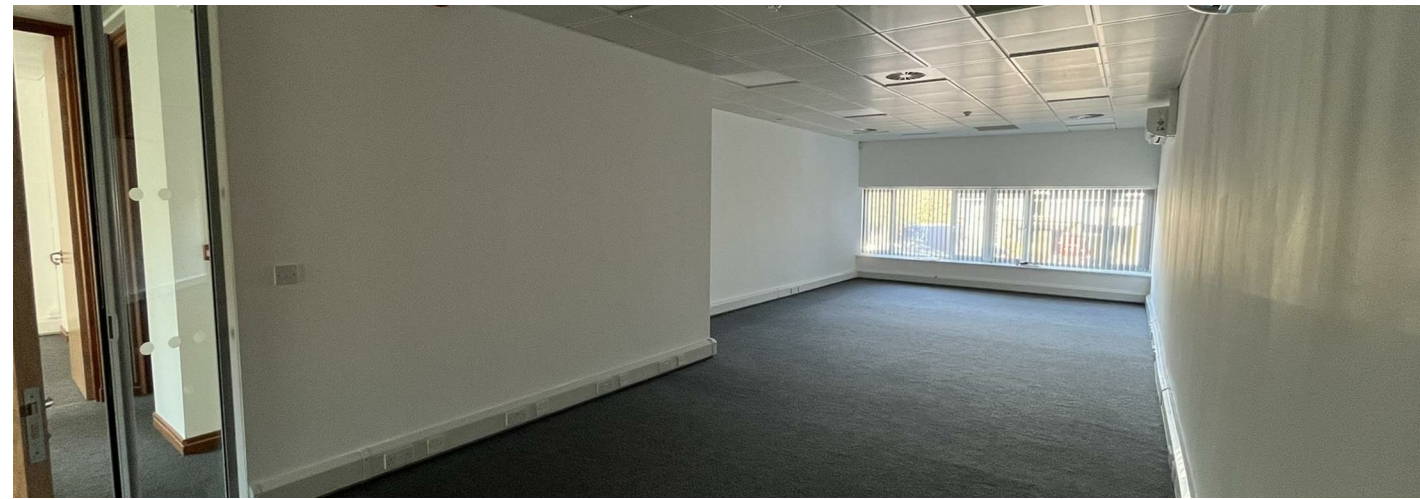
Contact our

Pontcanna Branch

02920 499680

Modern mid-terrace industrial/warehouse unit of approximately 2,675 sq ft, with a clear workshop area and first floor offices benefitting from air conditioning. The property is situated on a gated development with parking to the front, within a secure estate. The previous tenants have recently vacated and reinstatement works are under way, so the unit will be presented in a clean, tidy condition for a new occupier. We are informed the building is not elected for VAT, and any estate service charge and insurance are excluded from the quoted terms.

EPC Ordered., previous rating C.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

