



WATERSIDE BUSINESS PARK

WENTLOOG, CARDIFF CF3 2EQ

- AN EXCITING NEW DEVELOPMENT OF HIGH QUALITY ROADSIDE UNITS IN A THRIVING BUSINESS LOCATION.
- EXCELLENT ROAD LINKS TO CARDIFF CITY CENTRE AND THE A48/M4 MOTORWAY
- UNITS FROM 2,400 SQ FT (222.90 SQ M)



LOCATION

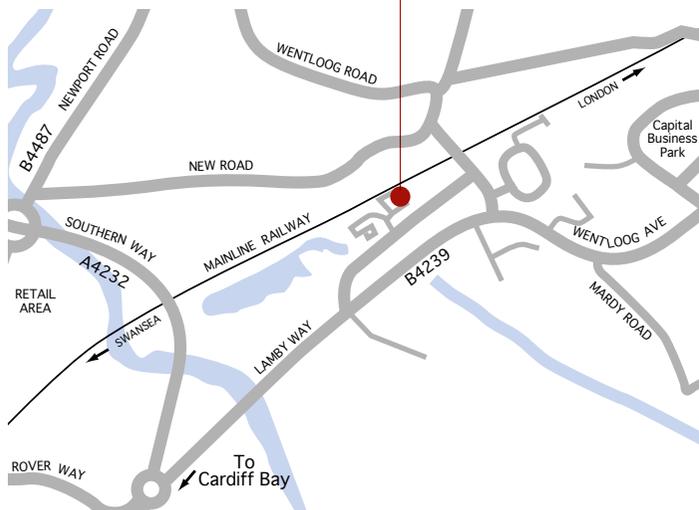
The development is situated in the well established industrial area of Wentloog, 3.4 miles to the North East of Cardiff city centre and benefitting from frontage and direct access onto Lamby Way.

Wentloog is one of Cardiff's premier multi-let industrial and distribution locations with many quality occupiers situated in the immediate vicinity, including Northgate Vehicle Hire, Robert Price Builders Merchants, Western Power Distribution, Pinewood Studios and Aldi's regional distribution centre.

Motorway access is excellent with J29 and J30 of the M4 approximately 5 miles to the North, via the A48 and A4232.

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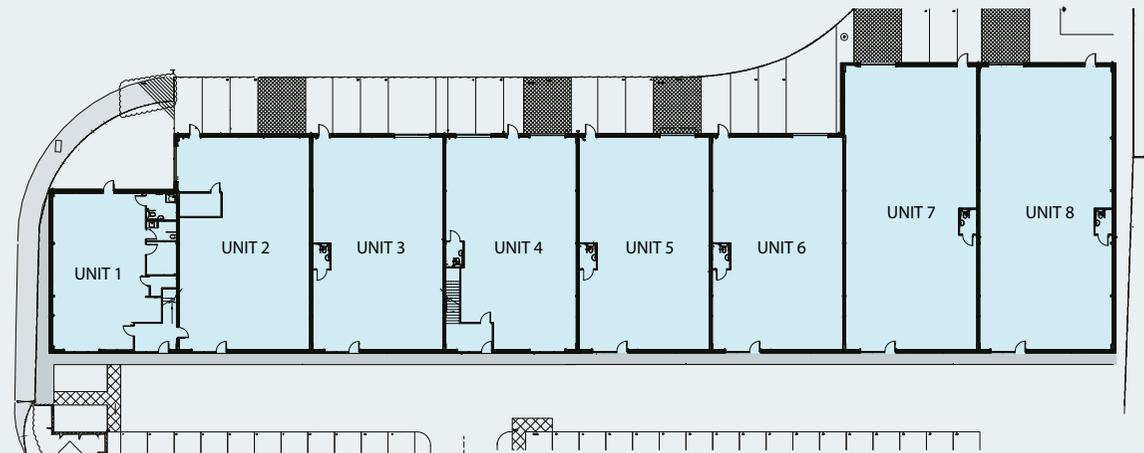
ACCOMMODATION

A new high quality development of portal frame business/trade units with glazed pedestrian access and separate roller shutter door access to the rear.

Mezzanine flooring and office space provisions are available as part of the planning consent.

*The units are to be constructed to a shell specification. A mezzanine floor as outlined below can be installed as a part of a fit-out package (available via separate negotiation).

UNIT	GROUND FLOOR SQ FT/SQ M	MEZZANINE* SQ FT/SQ M	TOTAL* SQ FT/SQ M
1	UNDER OFFER		
2	UNDER OFFER		
3	UNDER OFFER		
4	2,400 (222.9)	1,000 (92.9)	3,400 (315.9)
5	2,400 (222.9)	1,000 (92.9)	3,400 (315.9)
6	2,400 (222.9)	1,000 (92.9)	3,400 (315.9)
7	3,140 (291.7)	1,000 (92.9)	4,140 (384.6)
8	3,140 (291.7)	1,600 (148.6)	4,740 (440.3)



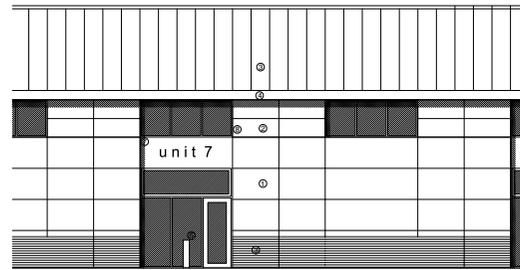
SPECIFICATION

- 5.4m minimum eaves height
- Glazed pedestrian entrance
- Electrically operated roller shutter door
- Single WC
- Tea point
- Power floated concrete floor with 15kn loading capacity
- Dedicated car parking
- Secure gated access to front and rear

SERVICES

- 3-phase electricity supply to distribution board
- Metered water supply
- Telecommunications provided but not connected

Warranties and product guarantees will be provided; further details are available via the agents.



Typical Unit Rear Elevation @ 1:50



Typical Unit Front Elevation @ 1:50



OCCUPIER/OWNER FIT OUT

Bespoke fit outs are available via the developers. Details of the specification and costs are available via the agents.

PLANNING

The properties benefit from B1, B2 and B8 planning consent under the Town and Country Planning (Use Classes) Order 1987 making them suitable for a variety of office, light industrial and distribution uses.

EPC

To be confirmed.

SERVICE CHARGE

A service charge will be levied for the maintenance of the (joint) shared up-keep of the common areas of the estate. Full details will be made available upon request.

RATES

To be assessed.

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VAT

All prices are exclusive of VAT which will be levied at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs.

TERMS

The properties are available by way of new full repairing and insuring leases for a term of years to be agreed.

Alternatively consideration will be given to 999yr long leasehold sales at a peppercorn rent.

RENT/PRICE

On application with the Agents.



FURTHER INFORMATION

For further information, contact the joint agents:



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IMPORTANT NOTICE (MISREPRESENTATION ACT AND UNFAIR CONTRACT TERMS ACT) Please read carefully:

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(i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements;

(iv) no person in the employment of Jenkins Best or Cushman & Wakefield has any authority to make or give any representation or warranty whatever in relation to this property.¹