

FOR SALE / TO LET

# Riverbridge Business Park

Rhymney Riverbridge Road • Cardiff

A development of new high quality  
business units and office  
accommodation



## KEY POINTS

- New high specification business units
- Excellent links to city centre and A48/M4 Motorway
- Located in an established business location
- Secure location with perimeter fencing and gated entrance.



# Riverbridge

## LOCATION

The subject development is situated on Rhymney Riverbridge Road off Newport Road, approximately 4 miles to the east of Cardiff city centre. Newport Road and the surrounding area is an established business location with a variety of occupiers including Magnet, PC World, Halfords, Matalan, Homebase and McDonalds together with further light industrial and office occupiers.

Newport Road is one of the main arterial routes into Cardiff city centre from the east with excellent links onto the A48(M) which links directly onto the M4.

The development is positioned off Newport Road behind Avenue Retail Park.

The area benefits from an established public transport bus link running to Cardiff City Centre along Newport Road.

## DESCRIPTION

The development will comprise 2 terraces of business units with a detached office building to the front of site.

The site will benefit from excellent level of security with perimeter fencing and lockable entrance gates'

## BUSINESS UNITS

The business units provide benefit of undercroft secured parking area with ground floor storage space to the rear. At first floor level the units will provide office accommodation. Further car parking is provided to central area.

The units will be constructed to a high specification to include:-

- Steel electrically operated roller shutter door
- Perimeter trunking to office areas
- Male, female and disabled WCs
- Suspended ceilings to office areas with VDU compatible lighting
- Comfort cooling and heating to office areas
- Voice entry system

The units are available individually or, alternatively, can be combined to suit larger requirements.



Plans are for identification purposes only. Not drawn to scale.

# Business Park

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## ACCOMMODATION

The business units will have the following gross internal area;

Unit No	Ground Floor	First Floor	Total	Unit Numbers
A1	872 ft <sup>2</sup> 81.00 m <sup>2</sup>	1,446 ft <sup>2</sup> 134.21 m <sup>2</sup>	2,318 ft <sup>2</sup> 215.21 m <sup>2</sup>	2,3,4,8,9,10,13, 14,15,18,19,20
A1B	884 ft <sup>2</sup> 82.12 m <sup>2</sup>	1,459 ft <sup>2</sup> 135.58 m <sup>2</sup>	2,343 ft <sup>2</sup> 217.70 m <sup>2</sup>	12,21
A2	816 ft <sup>2</sup> 75.79 m <sup>2</sup>	1,386 ft <sup>2</sup> 128.76 m <sup>2</sup>	2,202 ft <sup>2</sup> 204.55 m <sup>2</sup>	5,7,16,17
B	966 ft <sup>2</sup> 89.73 m <sup>2</sup>	1,812 ft <sup>2</sup> 168.31 m <sup>2</sup>	2,778 ft <sup>2</sup> 258.04 m <sup>2</sup>	1,11
C	676 ft <sup>2</sup> 62.76 m <sup>2</sup>	672 ft <sup>2</sup> 62.43 m <sup>2</sup>	1,348 ft <sup>2</sup> 125.19 m <sup>2</sup>	6

Areas are taken from plans and subject to onsite measured confirmation.



## OFFICE BUILDING

The office property comprises a detached 3 storey building situated to the front of the development directly fronting Rhymney Riverbridge Road.

The property will provide high quality accommodation with a specification to include:-

- Carpeted throughout
- VDU compatible lighting
- 15 parking spaces
- Suspended ceilings
- Comfort cooling and heating
- Male, female and disabled WC's

The office building will have the following net internal area;

Unit 22	sq m	sq ft
Ground	77.52	834
First	133.27	1,435
Second	133.27	1,435
<b>Total</b>	<b>344.06</b>	<b>3,704</b>

Areas are taken from plans and subject to onsite measured confirmation.

The office is available as a single building although consideration will be given to letting on a floor by floor basis.

# SITE PLAN

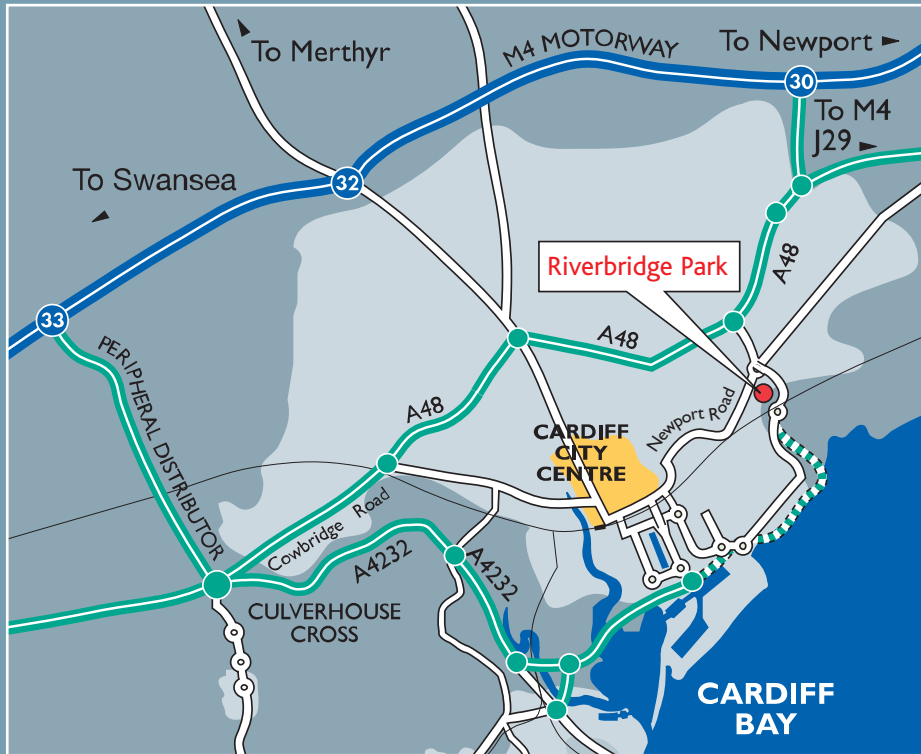


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# Riverbridge Business Park

## Rhymney Riverbridge Road



### TENURE

The properties are available for sale on a freehold basis or by way of a new full repairing and insuring lease for a term to be agreed. Further details on request.

### PRICE / RENT

On application

### BUSINESS RATES

To be assessed. Interested parties should make their own enquiries of the local rating authority on 029 2087 1491.

### ESTATE SERVICE CHARGE

An estate service charge will be payable to cover the costs of maintaining the common parts.

Further details on request.

### VAT

All figures quoted are exclusive of VAT where applicable.

### FURTHER INFORMATION / VIEWING

Strictly by appointment with joint agents



#### Contact:

Matt Jones –  
matt.jones@fletchermorgan.co.uk  
John James –  
john.james@fletchermorgan.co.uk C



#### Contact:

Rob Ladd –  
rob.ladd@dtz.com  
Chris Yates –  
chris.yates@dtz.com

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