

# Buildings 2-3

## Tagomago Park

OCEAN WAY, CARDIFF, CF24 5LQ



# 492.02 sq m (5,296 sq ft)

## Property Highlights

- Warehousing accommodation with high quality offices located in an established industrial / commercial location
- Close proximity to Cardiff city centre and the Eastern Bay Link Road
- 2 Level access vehicular loading doors
- Available from January 2020

For more information, please contact:

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## Location

Tagomago Park is approximately 1 mile to the south of Cardiff city centre within Ocean Park, Cardiff's prime mixed commercial location. The premises are accessed from Dowlais Road, which links in turn to Nettlefold Road and Ocean Way, the main arterial route linking this business location with Cardiff city centre and Cardiff Bay. The property benefits from good road connectivity to the M4 with Junctions 29, 30 and 33 accessed via Rover Way and the A4232 Peripheral Distributor Road respectively.

Nearby occupiers include Euro Car Parts Toshiba, Viridor, Greggs and SIG.

## Description

The property comprises a semi-detached hybrid warehouse / business premises of portal frame construction, incorporating a combination of warehouse space and high quality two storey ancillary / office accommodation, including WCs, kitchen and shower facilities. Vehicular access is provided via two electric level access shutter doors into the warehouse.

The warehouse has a minimum eaves height of 5.10m and a maximum eaves of 6.80m.

Parking is provided externally to the front and rear elevations of the property.

## Accommodation

The property was measured, in accordance with the RICS Code of Measuring Practice 2015 (6<sup>th</sup> edition) to have the following approximate gross internal area (GIA):

Description	Sq M	Sq Ft
Warehouse	276.39	2,975
Ground Floor Office / Welfare	129.69	1,396
First Floor Office / Meeting Rooms	85.94	925
<b>TOTAL</b>	<b>492.02</b>	<b>5,296</b>

## Business Rates

To be reassessed.

## Tenure

The property is available by way of a new lease on terms to be agreed.

## Quoting Rent

£39,000 per annum (exclusive of VAT)

## Services

We understand that all mains services including 3 phase electricity, gas, water and drainage are available to the property. Interested parties are advised to make their own enquiries to establish services suitability and capacity.

## EPC

D (77)

A full copy of the certificate will be supplied to enquiring parties.

## Service Charge

The occupier will be required to contribute a fair proportion of the estate's service charge for costs incurred in the maintenance and upkeep of the common area.

## Legal Costs

Each party is to bear their own legal and surveyors costs incurred in the transaction.

## VAT

VAT will be charged on all costs.

## Viewing

For further information and to arrange an inspection, please contact agents:

### Cushman & Wakefield:

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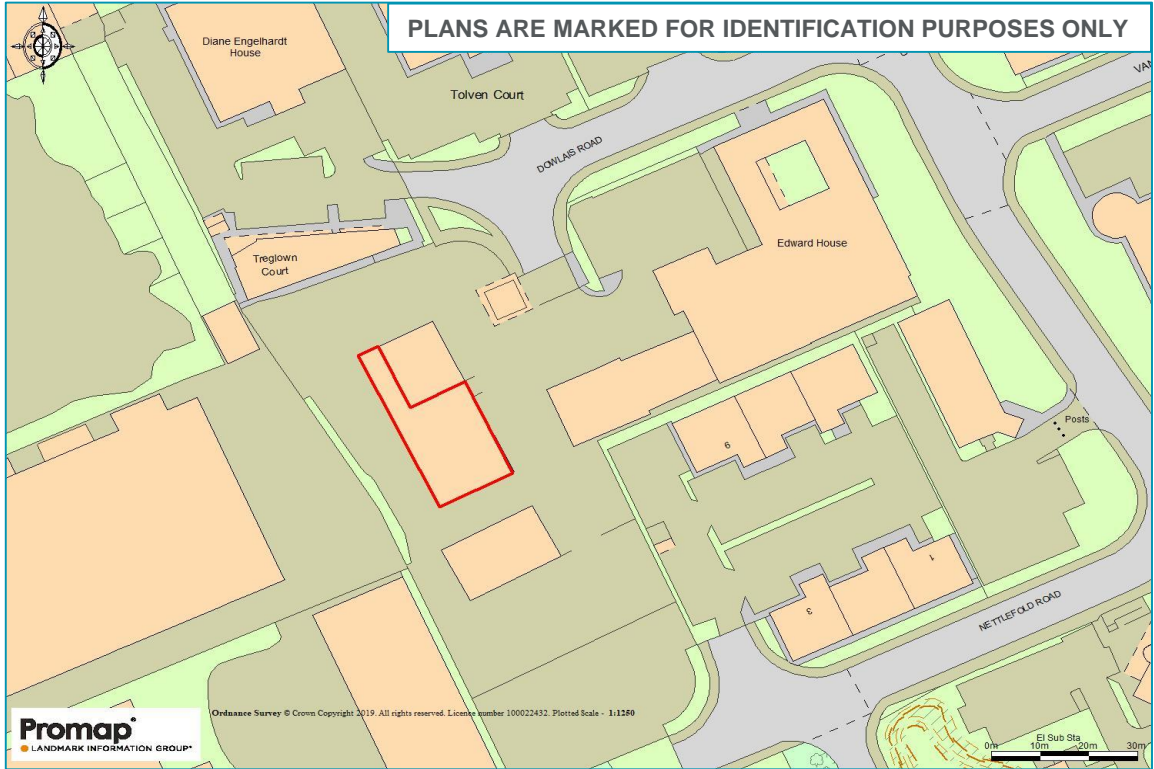
Or joint agents **Jenkins Best** on **02920 340033**

**September 2019**

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