



615 SQ M (6,622 SQ FT)

Property Highlights

- **Mid terrace industrial / warehouse unit**
- **Excellent road links - adjacent to M4 (J32) and A470**
- **Single level access roller shutter door**
- **Parking to front elevation**
- **Two storey office accommodation**
- **Available from April 2019**

For more information, please contact:

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Location

Fairfield Industrial Estate (**CF15 8LA**) is situated in close proximity to the A470 dual carriageway and is accessed via the Gwaelod-y-Garth junction for Taffs Well and Radyr.

Junction 32 of the M4 Motorway is approximately 1 mile away, with Cardiff City Centre approximately 7 miles to the south.

Description

Fairfield Industrial Estate provides two terraces of units, being of steel portal frame construction. Elevations are of cavity brickwork and blockwork to lower sections, with profiled steel cladding to upper elevations and the pitched roof, which includes translucent light panels.

Internally, Unit 7 offers open plan warehouse accommodation in the main (minimum eaves height: 5.60 m; pitch height: 7.14 m) with two storey brick built office accommodation to the front with further ancillary space provided via a mezzanine floor. The front elevation includes both vehicular and pedestrian access points (roller shutter door height 5.79 m; width: 4.63 m). The estate has been designed to allow for articulated lorry deliveries.

Rent

£5.50 per sq ft

Rating

Rateable Value (2017): £28,250

Rates Payable: £14,520.50

Tenure

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

Accommodation

Description	Sq M	Sq Ft
Warehouse (incl. ancillary)	402.69	4,334
Ground Floor Office	59.34	639
First Floor Office	59.34	639
Mezzanine Floor (storage area)	93.83	1,010
Total	615.20	6,622

Service Charge

The occupier is to contribute to a proportion of the Estate's service charge for costs incurred in the maintenance and upkeep of common areas.

EPC

The premises have an EPC rating of D (76). A full copy of the certificate will be made available upon request.

Services

The unit benefits from 3 phase electricity supply, gas and water. Occupiers are advised to make their own enquiries to establish suitability and capacity.

VAT

VAT will be charged on all costs.

Legal Costs

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

Viewing

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

Rob Ladd
Partner

029 2026 2254

rob.ladd@cushwake.com

Evan Whitson

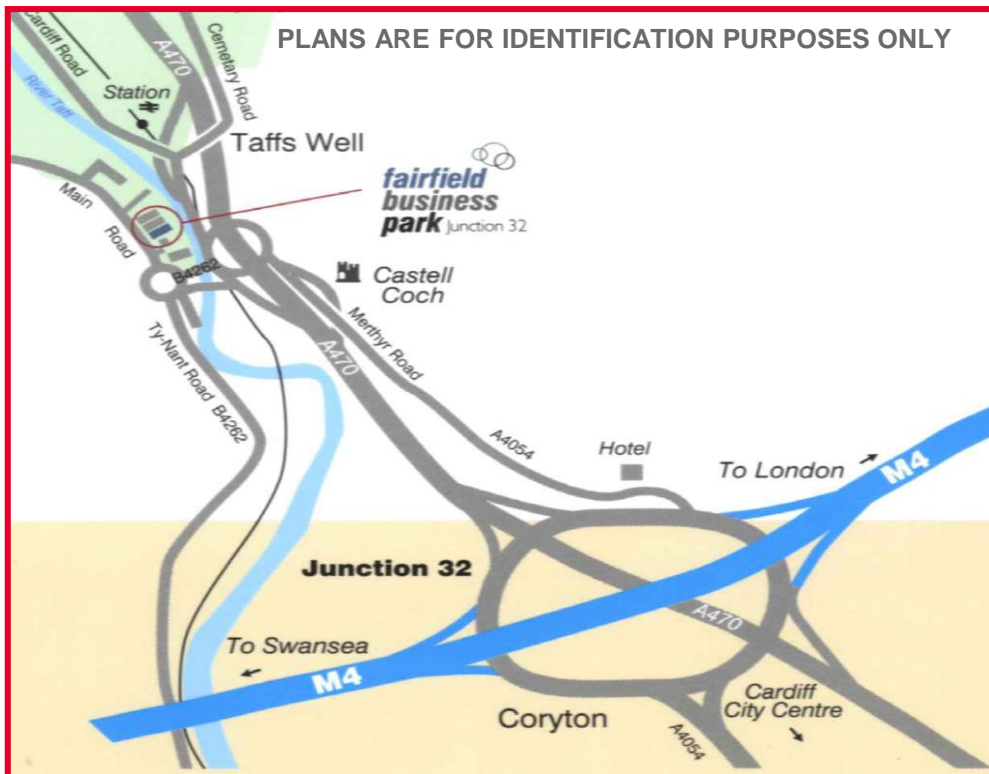
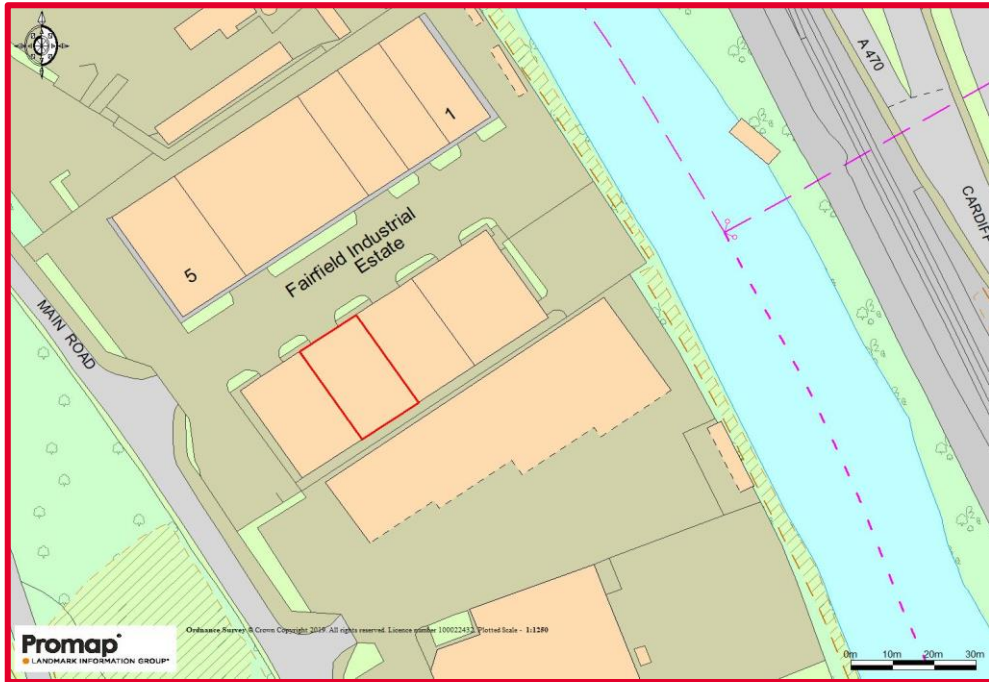
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Important Notice

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