

# CARDIFF | CF14 3AD

## UNITS 1 & 2, 113 - 115 NORTH ROAD, MAINDY

A measured survey of the property has been undertaken in accordance with the guidelines as described in the Code of Measuring Practice (6th Edition). The Gross Internal Areas are as follows:

### Ground Floor Gross Internal Areas

|               |                     |                      |
|---------------|---------------------|----------------------|
| UNIT 1-GIA    | 444.6 sq. m.        | 4,786 sq. ft.        |
| UNIT 2-GIA    | 233.5 sq. m.        | 2,513 sq. ft.        |
| <b>TOTAL:</b> | <b>678.1 sq. m.</b> | <b>7,299 sq. ft.</b> |

### Ground Floor Gross Internal Areas

|             |              |               |
|-------------|--------------|---------------|
| PARKING-GIA | 666.5 sq. m. | 7,174 sq. ft. |
|-------------|--------------|---------------|



\* plan is not to scale

# NORTH ROAD

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## CONTACT



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#### Misrepresentations Act:

The agents for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of The agents or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The agents cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The agents (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) except in respect of death or personal injury caused by the negligence of The agents, its employees or servants, The agents will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently. In accordance with HMRC regulations, the successful purchaser will be required to satisfy KYC requirements. This will include providing identification documents and evidence of funding prior to completion. OCTOBER 2025