

BRAND NEW INDUSTRIAL / TRADE UNIT – TO LET



Unit 26 Waterside Business Park Lamby Way, CARDIFF, CF3 2EQ



291.70 sq m (3,140 sq ft)

Property Highlights

- New build end of terrace unit
- Secure fenced yard to rear
- High quality clad and glazed elevations
- Electronically operated roller shutter door
- Level access loading
- Glazed pedestrian entrance
- Main road frontage onto Lamby Way
- Dedicated car parking spaces
- Available immediately

For more information, please contact:

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Location

Waterside Business Park (CF3 2EQ) is accessed via Lamby Way, situated less than 3 miles east of Cardiff city centre. The park is within 5 minutes of the A48(M) dual carriageway which provides direct access to the M4, at Junction 29 and 30.

Description

Waterside Business Park comprises a development of business units, over two phases, constructed by Propco Developments Limited. The units are occupied by a variety of businesses including part-retail outlets, offices and warehousing.

Unit 26 comprises a newly constructed end of terrace unit benefitting from the following specification:

- Steel portal frame construction
- High quality clad and glazed elevations
- Power floated concrete floor of 15 kN / sq m
- Glazed pedestrian entrance
- Electrically operated roller shutter door
- Secured fenced yard to the rear
- Eaves height of minimum 5.40m
- Single WC and tea point
- Dedicated car parking

Accommodation

Description	Sq M	Sq Ft
GF - Warehouse	291.7	3,140
Total	291.7	3,140

Tenure and Terms

The property is available on a new lease for a term of years to be agreed.

Rent £25,000 per annum

Services

We understand that mains services including three phase electricity, metred water and drainage are available to the property. Telecommunications are provided but not connected. Interested parties are advised to make their own enquiries to establish suitability and capacity.

Service Charge

Occupiers are to contribute to a proportion of the estate's service charge, for costs incurred in the maintenance and upkeep of the common areas.

Rating

Rateable Value (2017): £16,500

Rates Payable (2021/2022): £8,827.50

Energy Performance Certificate

A copy of the EPC is available on request.

Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of a prospective tenant. In submitting an offer, you agree to provide such information when Heads of Terms are agreed.

VAT

VAT will be charged on all costs.

Legal Costs

Each party is to 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 254
rob.ladd@cushwake.com

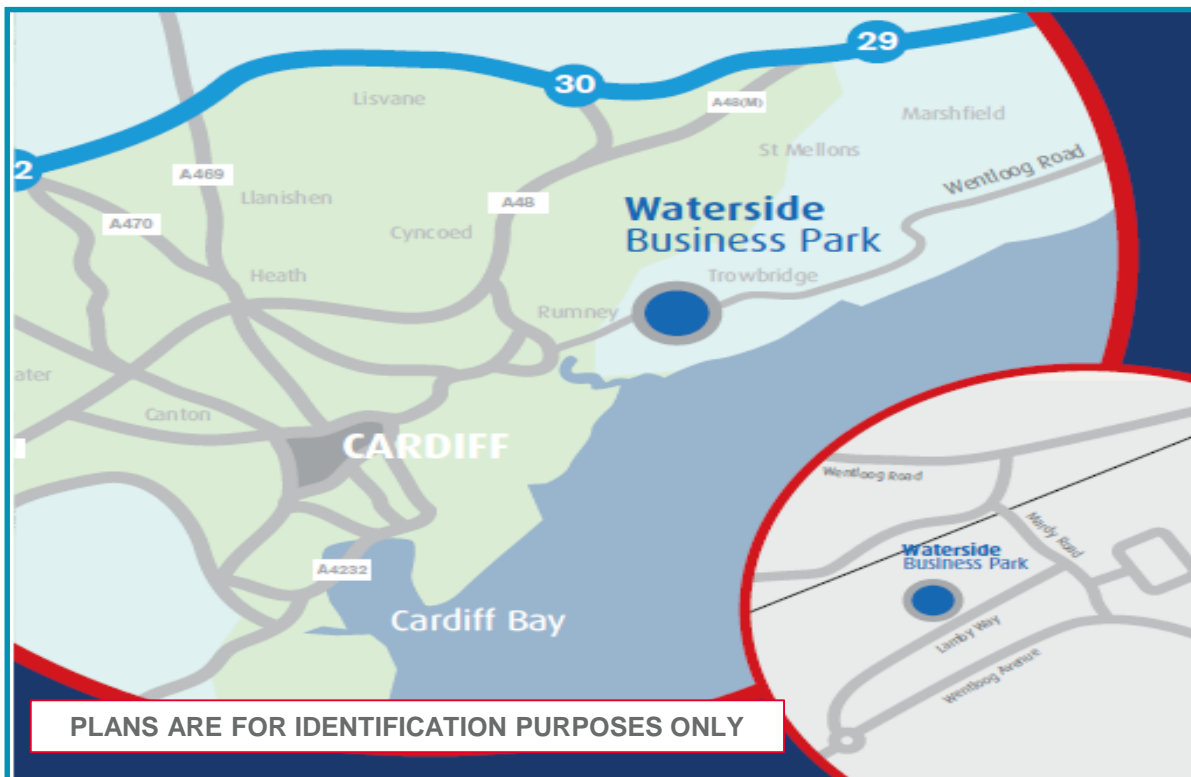
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Important Notice

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