

To Let

Unit 3, Fairfield Business Park,
Junction 32, CF15 8LA

Photos taken March 2019



Industrial / Warehouse Unit 533 sq m (5,737 sq ft)

PROPERTY FEATURES

- Modern mid terrace trade counter / warehouse unit
- Minimum height of 6.1 m
- Two storey office / ancillary accommodation
- Close proximity to M4 motorway (J32) and A470

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LOCATION

Fairfield Business Park 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 Business Park provides a terrace of modern business units, 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 the unit offers open warehouse accommodation (minimum eaves height 6.1 m) with two storey office/ancillary accommodation to the front, including kitchen facilities.

The front elevation includes both vehicular and pedestrian access points with the shutter door measuring 5m (h) x 4m (w).

ACCOMMODATION

Unit 3 has a gross internal area of 533 sq m (5,737 sq ft) including two storey office / ancillary accommodation of 106.7 sq m (1,149 sq ft)

FURTHER INFORMATION

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Or joint agents Cushman and Wakefield
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TENURE

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

Full terms are available on application.

RENT

On application

RATEABLE VALUE

Rateable Value (2017 List): £27,000

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

Energy Performance Asset Rating 'C' (71).

A copy of the certificate is available upon request.

VAT

VAT will be applicable on all costs.

LEGAL COSTS

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



March 2019 – Subject to contract