



AVAILABLE TO LET

Modern Industrial/ Warehouse Unit

Undergoing extensive
refurbishment works

Benefiting from side parking
area and front yard

1,692 sqm (18,216 sqft)

Unit 10
Lamby Way Business Park
Cardiff
CF3 2EX

January 2018

02920 248 901

gva.co.uk/Cardiff



Location

Lamby Way is located to the Eastern side of Cardiff, in the established Wentloog business area some 3 miles East of the City Centre.

The immediate surrounding area is made up of a mixture of light industrial and distribution occupiers with notable nearby businesses including the Aldi regional distribution centre, DPD and Everest.

Lamby Way is situated accessed from Wentloog Avenue which runs with excellent transport links onto A48m linking into M4 and to West into Cardiff. Motorway access is provided within 10 minutes.

Description

The subject property comprises a portal frame constructed warehouse, accessed via 2 level loading doors.

Internally the unit provides a large open warehouse with small office provision to one end. Externally the unit is accessed via a shared yard and provides a side car parking area. The front yard is to be divided to provide occupier with private yard area.

The property is undergoing an refurbishment programme which includes cleaning to front, basic office block repairs and general making good works to damaged areas - further details on application.

Accommodation

The property comprises the following accommodation, measured on a Gross Internal Area basis.

	Metric	Imperial
Warehouse	1,621	17,458
Offices	70	758
TOTAL	1,692	18,216

Tenure

The property is available by way of a new lease, for a term to be agreed, to incorporate periodic upward only open market rental reviews.

Planning

The property has permission for use within Class B1,B2 and B8.

Rental

£4.50 psf exclusive, equating to £81,972 per annum exclusive.

Rates

The property is currently jointly listed - splitting the assessment shows a rateable value of £63,658 pa with rates payable of £31,765 pa. Interested parties should rely on their own enquiries and figures above subject to reassessment by VOA.



VAT

All figures quoted exclude VAT where applicable.

EPC

The property has an EPC Rating of C. Full copy EPC available on request.

Professional Costs

Each party will be responsible for their own costs incurred in the transaction.



For further information please contact:

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