



Unit 3, Moy Road Industrial Estate

Taffs Well, Cardiff, CF15 7QR

TO LET

SELF CONTAINED INDUSTRIAL UNIT
TOTAL AREA 4,646 sq ft (431.60 sq m)

- + On site car parking
- + Close proximity to M4
- + Three phase electricity

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

The property occupies a well positioned location on Moy Road Industrial Estate at Taffs Well, Cardiff. Taffs Well is located adjacent to the A470 dual carriageway and is approximately 1.5 miles north of Junction 32 of the M4 motorway.

Access to the property is via the Gwaelod-Y-Garth roundabout off the A470 and following the road north towards Taffs Well. Turn right at the traffic lights and proceed along the road for half a mile, turning left at the first roundabout and proceeding over the second roundabout.

Access to the property is approximately 200 yards on the left-hand side adjacent to a car park area and via a shared entrance with Rhys Davies logistics.

DESCRIPTION

The property comprises a semi detached industrial unit with accommodation over ground and first floors providing offices, workshop and storage space. There is on site car parking capable of accommodating up to 6 vehicles.

Further spaces are available within the adjacent communal car park. The property is supplied with mains gas, water and three phase electricity.

ACCOMMODATION

The property provides the following approximate areas (VOA areas);

Ground Floor	3,122 sq ft (290.00 sq m)
First Floor	1,524 sq ft (141.60 sq m)
Total Area	4,646 sq ft (431.60 sq m)

LEASE TERMS

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed. *(Subject to vacant possession).*

USE

It is understood that the property benefits from B1/2 planning use.

RENT

£25,000 per annum

BUSINESS RATES

We are informed that the rateable value of the property is £22,500. We understand that the rates payable for year ending March 2020 is **£11,835**.

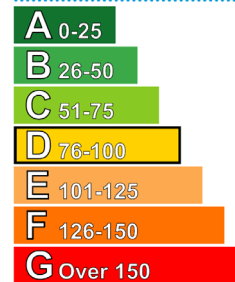
Interested parties should rely on their own enquiries with the Local Authority.

EPC

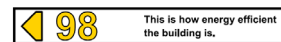
More energy efficient



Net zero CO₂ emissions



Less energy efficient



This is how energy efficient the building is.

VAT

The property has not been elected for VAT.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rhys Williams/ Leo Llewellyn
Email: rhys@emanuel-jones.co.uk
leo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



July 2019

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