



Unit 1 Lakeside, Fountain Lane, Cardiff CF3 0FB

TO LET

End of Terrace Industrial Unit with
Secure Yard close to City Centre

**30,553 Sq Ft
(2,838 Sq M)**

DESCRIPTION

Unit 1 Lakeside is an end of terrace warehouse unit with a secure concrete yard measuring circa 0.39 acres. The warehouse has a eaves height of 6.1m with two dock level loading doors and single floor loading door with ramp access. The unit is split into three separate warehouse spaces with offices above to the front of the property and ancillary accommodation to the rear.

- ✓ Secure concrete yard
- ✓ Great links to the M4
- ✓ 2 dock level loading doors & single level loading door
- ✓ Available on a sub-lease or assignment
- ✓ 6.1m eaves
- ✓ Use Class: B2/B8



LOCATION

The property is located in St. Mellons, approximately eight miles to the east of Cardiff city centre. The unit is located within the established St Mellons Business Park. The unit is accessed via the A48 providing access to Junctions 29 and 28 of the M4 Motorway. Cardiff Airport is located 24 miles west and Bristol Airport 41 miles east. London is a 2 hour train journey.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	30,553	2,838

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

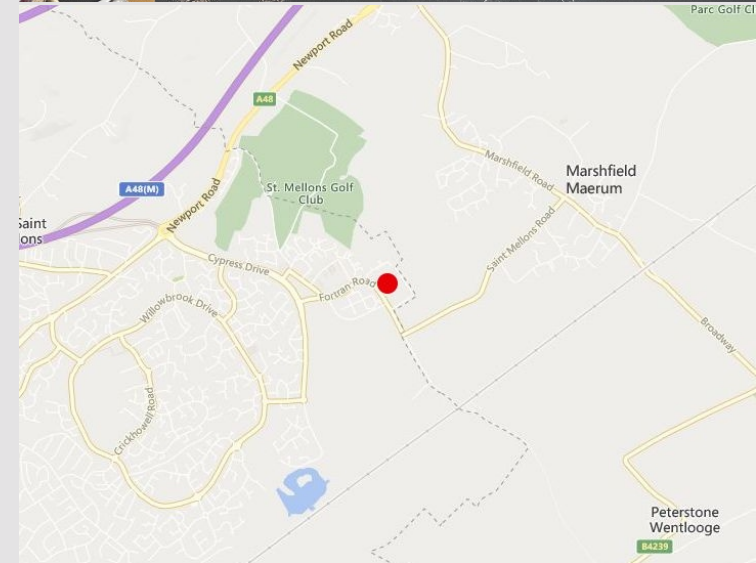
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The property is available by way of sub-lease/assignment (lease expiring June 2031).

EPC EPC Rating: D(97)



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Regulated by RICS 15-Apr-2025

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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