UNITS TO LET



Alexandra Industrial Estate,

Rumney, Cardiff,
CF3 1EY

1,995 sq.ft - 19,251 sq.ft

Industrial accommodation in established commercial location

Cooke& Arkwright

dlp CHARTERED SURVEYORS

02920 346 336 **02920 562 952**

LOCATION

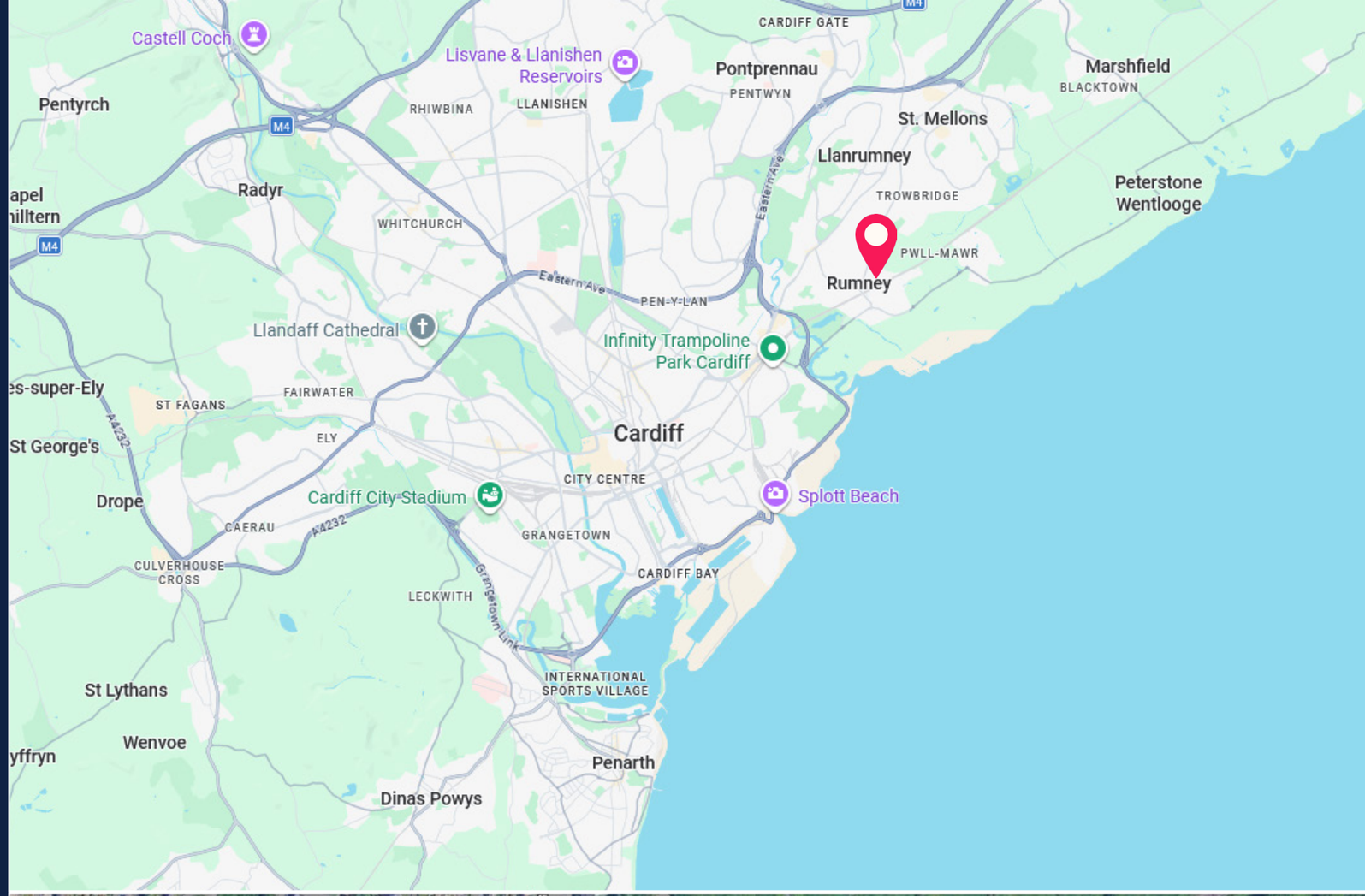
Alexandra Industrial Estate is situated approximately 3 miles to the east of Cardiff city centre in a popular location that also includes other nearby estates including Lamby Way, Capital Business Park, Springmeadow Business Park, & Eastern Business Park. This general area includes other occupiers such as the 500,000 sq.ft. ALDI Distribution Centre, Llandaff Laminates and Robert Price Builders' Merchant.

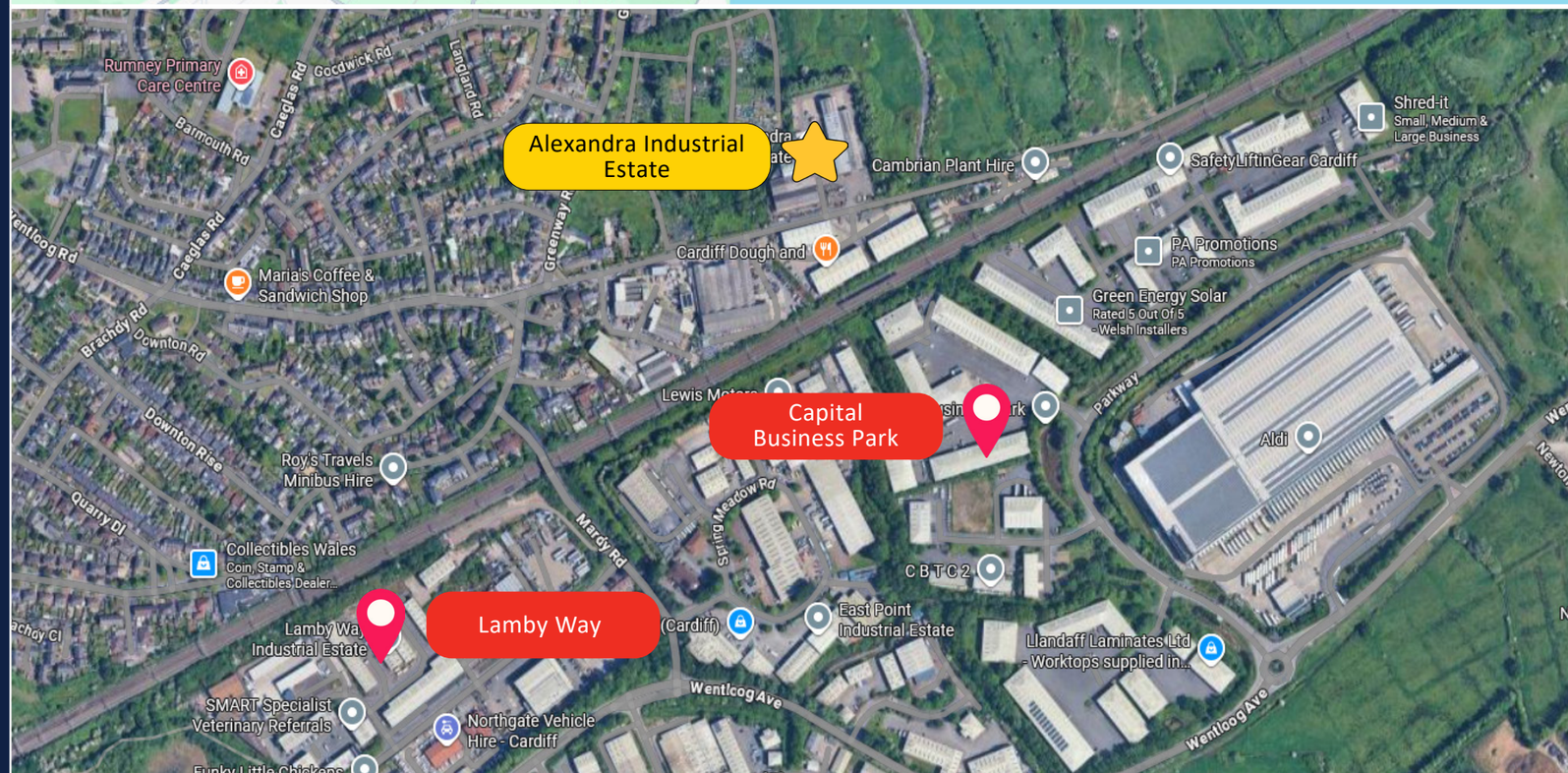
This whole area has good access to the A48(M) dual carriageway via Lamby Way & A4232 Rover Way which links to J.29A and J.30 of the M4 motorway via the A48 (M) Eastern Avenue and A4161 Southern Way.

Access to the Alexandra Industrial Estate can also be made via the B4487 Newport Road and up towards Rumney.

The Alexadra Industrial Estate offers occupiers a very secure environment. It is situated within a secure fenced compound with automatic vehicle entrance access gates being closed and secured each evening, albeit occupiers can have individual 'out of hours' access. The estate also benefits from additional security through a series of on-site surveillance cameras which are in operation 24 hours a day/7 days a week.

These additional security measures have made the estate very popular, particularly amongst those business within the vehicle/motor servicing industry.





UNITS 1, 2 & 11

Unit 1 - 9,985 Sq. Ft
Unit 2 - 7,271 Sq. Ft

Description

End of terrace warehouse which benefits from the following:

- Steel portal frame constriction
- Minimum eaves height 6.3m
- High bay lighting
- 2 x Roller Shutter Loading Door 5.0m (w)
- Solid concrete floor
- Yard and Car Parking Area

Unit 11 comprises a surfaced yard space with steel palisade fencing surrounding the parimeter.

Quoting Terms

Rent: £95,355 per annum

(Unit 1: £49,000 | Unit 2: £36,335 | Unit 11: £10,000)

Business Rates

Unit 1: RV £38,000 | RP £19,076 pa

Unit 2: RV £30,000 | RP £15,060 pa

EPC

D (82-87)

Service Charge

Unit 1: £10,896.13 pa | Unit 2: £9,634.03 pa (2026/2027)

Security Charge

Unit 1: £3,752.91 pa | Unit 2: £3,318.21 pa (2026/2027)

Availability

The unit is available on a new full repairing and insuring lease for a minimum term of 3 years. Units 1, 2 and 11 are **available separately** - interested parties to contact agents directly.







UNIT 4 & 4A - 3,779 Sq. Ft

Description

Units 4 and 4a comprise a small workshop, office and courtyard which benefits from the following:

- Roller Shutter Vehicular Access
- Seperate Pedestrian Access
- Office and Welfare Facility
- Small Secure Yard
- Car Parking Area
- UPVC double glazed windows

Quoting Terms

Rent: £23,618 per annum

Business Rates

Rateable Value: £14,000

Rates Payable: £7,028 pa

EPC

E (125)

Service Charge

£3,347.57 pa (2026/2027)

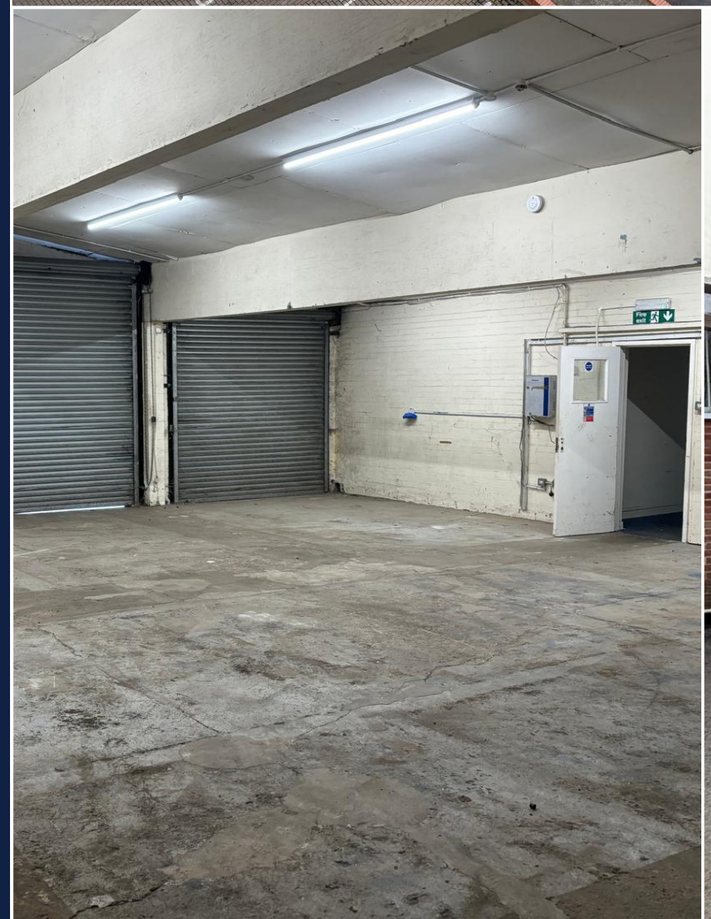
Security Charge

£1,152.99 pa (2026/2027)

Availability

The unit is available on a new full repairing and insuring lease for a minimum term of 3 years.







UNIT 8 - 3,045 Sq. Ft

Description

Unit 8 is situated within a small terrace along the eastern side of the estate benefitting from the following features:

- Mezzanine storage area
- Concrete flooring
- Minimum eaves height 4.3m
- Roller shutter access
- Secure Fenced Compound
- Large Yard and Car Parking Area

Quoting Terms

Rent: £22,995 per annum

Business Rates

Rateable Value: £17,750

Rates Payable: £8,910.50 pa

EPC

E (112)

Service Charge

£4,327.11 pa (2026/2027)

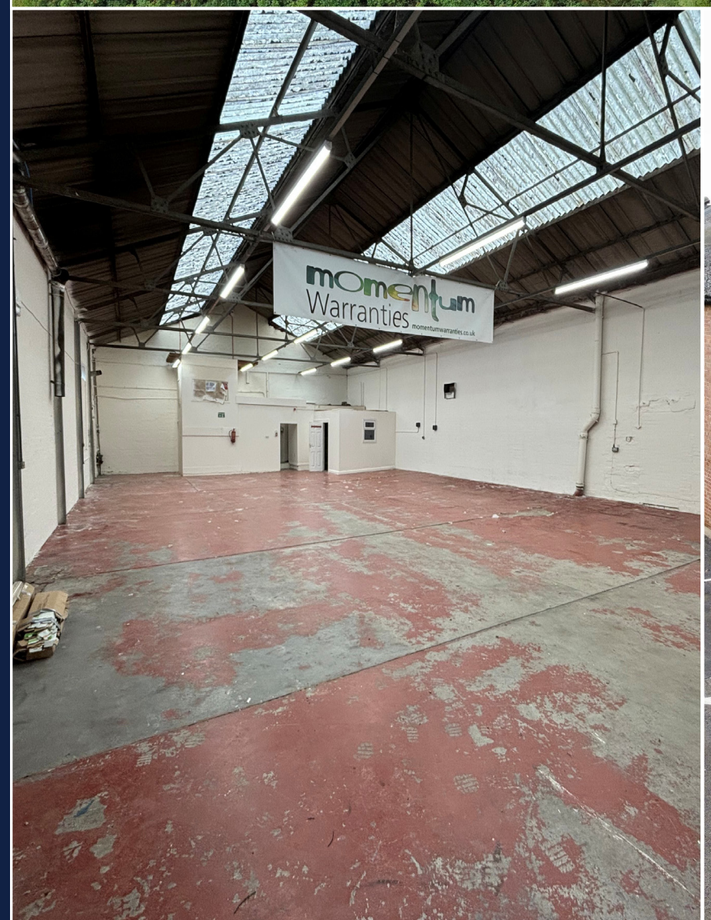
Security Charge

£1,355.85 pa (2026/2027)

Availability

The unit is available on a new full repairing and insuring lease for a minimum term of 3 years.







UNIT 9 - 3,016 Sq. Ft

Description

The property comprises a steel truss framed unit within a small terrace along the eastern side of the estate benefitting from the following features:

- Mezzanine storage area
- Concrete flooring
- Minimum eaves height 4.3m
- Roller shutter access
- Secure Fenced compound

Quoting Terms

Rent: £18,695 per annum

Business Rates

Rateable Value: £17,250

Rates Payable: £8,659.50 pa

EPC

C (69)

Service Charge

£4,307.26 pa (2026/2027)

Security Charge

£1,349.64 pa (2026/2027)

Availability

The unit is available on a new full repairing and insuring lease for a minimum term of 3 years.







UNIT 10 - 1,995 Sq. Ft

Description

The property comprises an industrial / workshop unit, prominently situated at the front the estate.

- Three phase power
- 4.3m to eaves
- Electric roller shutter door
- Air-conditioned office, kitchen and WC
- LED lighting throughout
- All mains services connected

Quoting Terms

Rent: £15,000 per annum

Business Rates

Rateable Value: £14,250

Rates Payable: £7,153.50 pa

EPC

B (49)

Service Charge

£2,880.74 pa (2026/2027)

Security Charge

£902.52 pa (2026/2027)

Availability

The unit is available on a new full repairing and insuring lease for a minimum term of 3 years.









CONTACT

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