

RECENTLY INTERNALLY REDECORATED

## Unit B6, East Point Industrial Estate, Wentloog, Cardiff, CF3 2GA

Trade / Warehouse To Let

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	2,124 sq ft / 197.33 sq m
<b>Rent</b>	£18,055 per annum payable quarterly in advance
<b>Service Charge</b>	£880 per annum Budget Year End June 2025
<b>Rates Payable</b>	£6,182 per annum Based on 2023 Valuation
<b>Rateable Value</b>	£11,000
<b>EPC Rating</b>	C (74)

### Key Points

- Established distribution and trade location with excellent road links
- Unit benefits from roller shutter doors (electric)
- Single storey office accommodation with W.C's
- Recently internally refurbished
- Modern semi-detached light industrial /trade /warehouse unit within a fenced and gated estate
- LED lighting
- Generous external circulation and 3 car parking areas

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Rates Payable	£6,182 per annum Based on 2023 Valuation
Rateable Value	£11,000
Service Charge	£880 per annum Budget Year End June 2025
VAT	Applicable
Legal Fees	Each party to bear their own costs. However, if the tenant wishes to use Th Landlord's In-House Lease a contribution of £175 plus VAT is applicable
Estate Charge	£1,039.66 per annum Approximate Premium for Year Ending Dec 2025
EPC Rating	C (74)

## Description

Unit B6 is prominently positioned opposite the Estate entrance. A semi-detached unit of steel portal frame construction with profile metal cladding with a pitched roof. The unit benefits from a full height roller shutter door and provides a clear warehouse area with integral single storey office accommodation. Externally there is generous loading / circulation areas and 3 car parking.

## Location

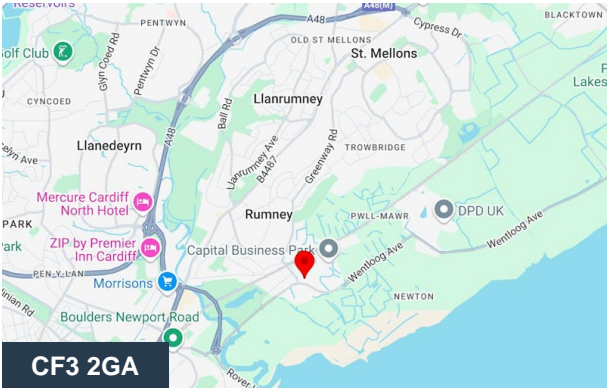
East Point Industrial Estate is located in the established industrial area of Wentloog, approximately 3 miles to the east of Cardiff City Centre, a 5 minute drive to the A48(M) which in turn links with the M4 Motorway at Junction 30 (heading west) and Junction 29 (heading east). The estate is accessed from Mardy Road via Lamby Way. Occupiers include Royal Mail, Afonwen Laundry and Tenovus.

## Specification


- Recently internally refurbished semi-detached unit
- Single storey internal office block with w.c facilities
- Minimum eaves height 4.6 m
- Maximum eaves height 6.7 metres
- Electric roller shutter door Width 3.0 metres, Height 4.0 metres


## Terms


Unit B6 is available by way of a New Full Repairing and Insuring Lease for a Term of years to be agreed.



## Viewing & Further Information

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# Energy performance certificate (EPC)

Unit B6 East Point Spring Meadow Business Park Spring Meadow Road Cardiff CF3 2GA	Energy rating  <b>C</b>	Valid until:  <b>19 January 2032</b>
		Certificate number: <b>1786-6000-6840-4881-1455</b>
<b>Property type</b>		B2 to B7 General Industrial and Special Industrial Groups
<b>Total floor area</b>		199 square metres

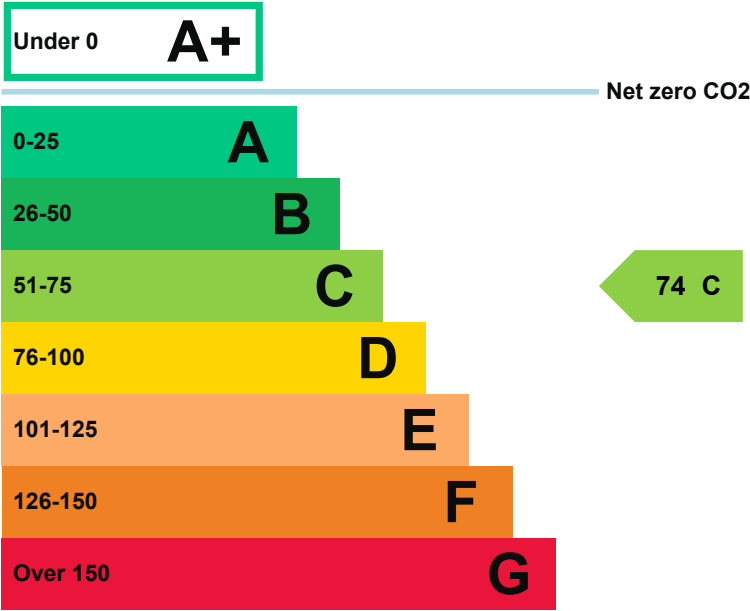
## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

35 B

If typical of the existing stock

117 E

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	47.1
Primary energy use (kWh/m <sup>2</sup> per year)	277

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7516-5884-7071-0138-3131\)](#).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Maurice Carter
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### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO002235
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	EPC 4 South Wales
Employer address	23 Slade Close, Sully, Vale of Glamorgan, Wales, CF64 5UU
Assessor's declaration	The assessor is not related to the owner of the property.

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**Date of assessment**

20 January 2022

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**Date of certificate**

20 January 2022

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## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

### OGL

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