

# To Let

## Unit 4 Brindley Road, Cardiff, CF11 8TX

2,976 sq ft (276.48 sq m)

- Available by way of a new FRI lease
- Modern well located industrial unit
- Min eaves height 4.3m & max eaves height 5.8m
- 1 No. roller shutter door
- All mains services available inc. 3-phase electricity



## Location

Brindley Road is located in the Leckwith area of Cardiff, which is approximately 2 miles south west of the city centre. The property is on the southern side of Brindley Road, which links Hadfield Road at its northern end and Penarth Road on the southern end. Junction 33 of the M4 Motorway is approximately 5 miles to the north-west, via the A4232 dual carriage way which also links the area to Cardiff city centre.

## Description

The unit makes up part of the Econ Engineering site in Cardiff and is of steel frame construction with brick elevations under a pitched roof with dual skin insulation. The front of the unit features modern glazing with additional natural light into the unit provided by translucent roof panels. Access to the unit is via either the pedestrian door or the automated roller shutter door which measures 3.6m (width) x 4.3m (height). The specification further includes:

- Existing kitchenette facilities
- WC
- Minimum eaves height 4.3m
- Maximum eaves height 5.8m
- Concrete floor
- LED lighting
- Security alarm system

## Viewings

Strictly by appointment with the sole letting agents, JLL. We are able to facilitate virtual viewings and can provide internal and external videos of the unit.

## Accommodation

Description	Sq ft	Availability
Unit 4	2,976	Available
<b>Total</b>	<b>2,976</b>	

## Services

We understand that all mains services are present.

## Legal Costs

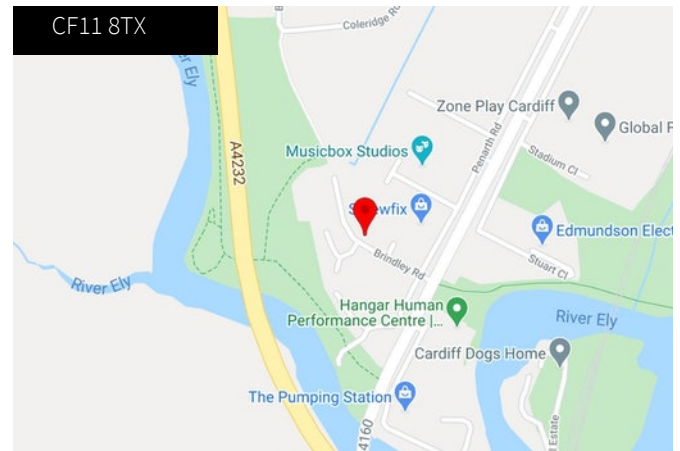
Each party to be responsible for their own legal costs.

## EPC

This property has been graded as C (61).

## Rent

Rent on Application



## Contacts

### Heather Lawrence

0292 167 0292

heather.lawrence@eu.jll.com

### Kate Openshaw

0292 072 6003

kate.openshaw@eu.jll.com

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