



For Sale

Hybrid unit in Cardiff with great connectivity

- Hybrid industrial/ office unit within self contained business centre
- 2 x electric roller shutter doors
- Ground floor storage and workshop space
- First floor office space of good specification
- Existing air conditioning and LED lighting
- 3 x allocated parking spaces plus additional space to side of unit

Unit 1

Mellyn Mair Business Centre, Wentloog Avenue,
Lamby Industrial Park, Cardiff, CF3 2EX

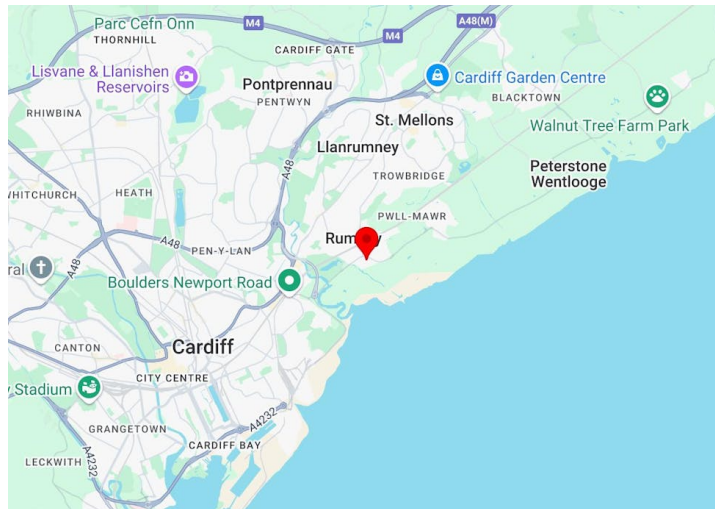
3,578 sq ft

332.41 sq m

Reference: #237492

Unit 1

Mellyn Mair Business Centre, Wentloog Avenue, Lamby Industrial Park, Cardiff, CF3 2EX



Summary

Available Size	3,578 sq ft / 332.41 sq m
Price	Price on application
Rates Payable	£1.48 per sq ft
Service Charge	N/A
Estate Charge	Ingoing occupiers will be required to contribute to the Estate Service Charge on a pro-rata basis. Further information on the Estate Charge available from the Agents, JLL.
EPC	B (40)

Description

The property is a self contained hybrid industrial unit benefiting from first floor open plan office accommodation and existing amenity space. The ground floor is made up of two storage areas off the 2 x automated roller shutter doors, an additional meeting room/ office space and warehouse storage space to the rear.

The specification includes:

- Translucent roof panels
- Existing air conditioning system - serviced and in working order
- Mezzanine raised access floor w/ floor boxes on the first floor
- Existing fibre connection
- LED lighting
- WC's to the ground and first floor
- Kitchenette facility

The property has been well maintained and has benefited from some recent refurbishment works.

There is an opportunity to benefit from some of the existing furniture

Location

Mellyn Mair occupies an excellent location at Wentloog Avenue less than 4 miles east of Cardiff city centre and within 5 minutes' drive of the A48(M) which leads directly to the M4 Motorway.

Accommodation

The property is a self contained hybrid industrial unit over ground and first floors made up of the following measurements (GIA):

Name	sq ft	sq m	Availability
Ground - Ground Floor	1,789	166.20	Available
1st - First Floor	1,789	166.20	Available
Total	3,578	332.40	

Tenure

The property is available to let or on a for sale basis.