



Unit N2B, Colchester Avenue Industrial Estate, Colchester Avenue, Cardiff, CF23 9AP

Business Units To Let

Summary

Tenure	To Let
Available Size	2,805 sq ft / 260.59 sq m
Rent	Rent on application
Business Rates	To be assessed
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Key Points

- New Trade Counter Development
- Prime trade / out of town retail location
- Self-contained site with car parking
- Available by way of a New Full Repairing & Insuring Lease -
- Unit N2A - under offer to National Bakery Outlet
- Road frontage with direct access
- Occupiers in close proximity include Mandarin Stone, Screwfix, Sainsburys, Sigma3
- Available 2025

Summary

Available Size	2,805 sq ft
Rent	Rent on application
Business Rates	To be assessed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

New Trade Counter Development / Unit - Prime location

Location

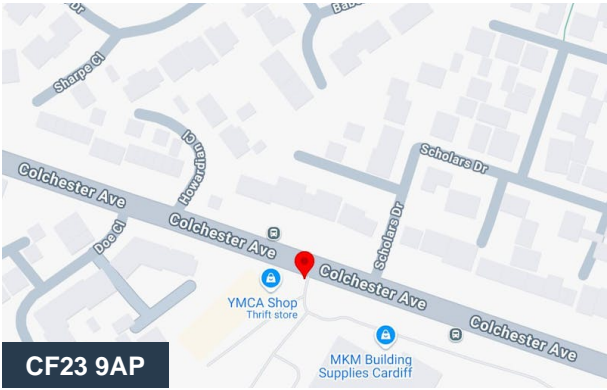
Colchester Industrial Estate is situated off Colchester Avenue, close to its junction with Newport Road, a convenient location for access to the City Centre (2 miles west), A48 M (1 mile east) and M4 Motorway Junction 30 (4 miles east).

Specification


New Trade Counter Unit - Available 2025

Terms


New Full repairing and insuring Lease available - for a term of years to be agreed.




Viewing & Further Information



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