Cooke&Arkwright

To Let



Unit 10 Alexandra Industrial Estate

Wentloog Road, Cardiff, CF3 1EY

Prominent Industrial Unit

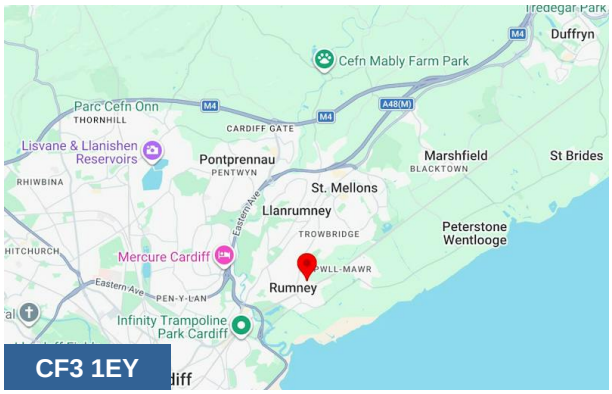
1,995 sq ft
(185.34 sq m)

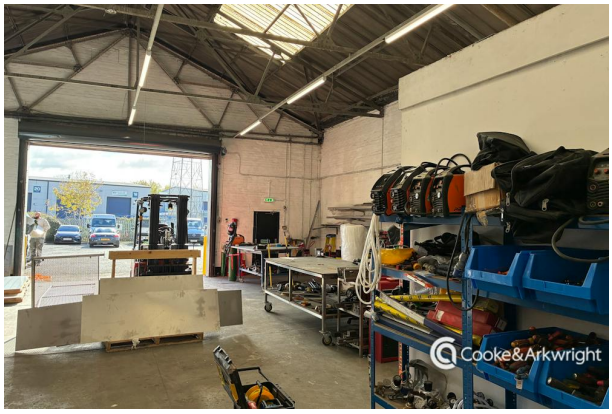
- 24-hour site surveillance
- Three phase power
- 4.3m to eaves
- Electric roller shutter door
- Air-conditioned office, kitchen and WC
- LED lighting throughout
- All mains services connected
- Easy access to A48 & M4

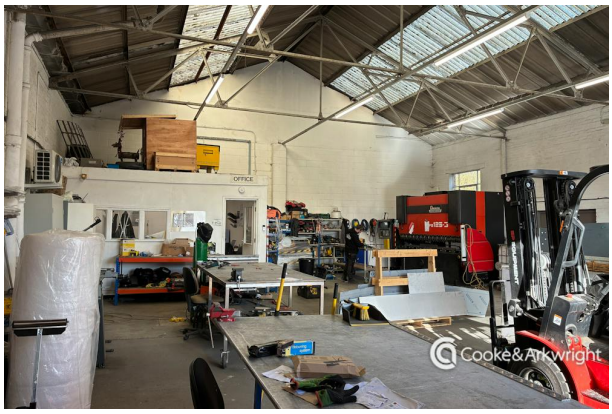
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Summary

Available Size	1,995 sq ft
Rent	£15,000 per annum
Rates Payable	£7,153.50 per annum
Rateable Value	£14,250
Service Charge	£3,783.26 per annum
VAT	Applicable
Legal Fees	Tenant to pay Landlord £350 non-refundable contribution to legal costs. Thereafter each party responsible for their own legal costs.
EPC Rating	B (49)







Description

The property comprises an industrial / workshop unit, prominently situated at the front of Alexandra Industrial Estate. The unit is accessible via either a pedestrian entrance or an electrically operated roller shutter door measuring 3.6m high by 4.8m wide. Internally, the unit offers good quality workshop space as well as an internal office block with kitchen and WC facilities.

Location

Alexandra Industrial Estate is situated to the east of Cardiff city centre with convenient access to other nearby estates including Lamby Way, Capital Business Park, Springmeadow Business Park, & Eastern Business Park. The A48 and M4 can be reached in 3 miles and 5.2 miles respectively.

The Estate is situated within a secure fenced compound with access gates being locked each evening.

Terms

Available on a new full repairing and insuring lease for a minimum term of 3 years.

Service Charge

In order to keep the estate well-maintained, and for the maintenance and utility costs of the common parts, the tenants are required to contribute towards a central service charge fund.

On-Site Security

Surveillance cameras are in operation 24 hours a day.

Viewing & Further Information



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