

NEW ELECTRIC ROLLER DOOR



Unit 6, Lamby Workshops, Lamby Way, Cardiff, CF3 2EQ

MODERN TRADE / BUSINESS / WAREHOUSE UNIT

Summary

Tenure	To Let
Available Size	2,000 sq ft / 185.81 sq m
Rent	£16,200 per annum
Service Charge	£1,720 per annum Budget Year End June 2026
Rates Payable	£5,822 per annum Based on 2023 Valuation
Rateable Value	£10,250
EPC Rating	B (45)

Key Points

- Excellent road links to City and M4
- Established commercial area
- Internal office block with w.c. facilities
- Minimum eaves height 5m
- New full height level electric up and over loading door
- LED Lighting

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VAT	Applicable
Legal Fees	Each party to bear their own costs. However, if the Tenant wishes to use the Landlord's In-House Lease, a contribution of £175 plus VAT is applicable
Estate Charge	£510.99 per annum Insurance Premium for Year Ending June 2026
EPC Rating	B (45)

Description

End of terrace unit just off Lamby Way. Front elevation provides a single pedestrian entrance door with security shutter and full height up and over sectional door. Internal office block providing an office and WC.

Location

The unit is situated in the well established industrial area of Wentloog, 3.4 miles to the North East of Cardiff city centre and just off Lamby Way. Wentloog is one of Cardiff's premier multi-let industrial and distribution locations with many quality occupiers situated in the immediate vicinity, including Northgate Vehicle Hire, Robert Price Builders Merchants, Western Power Distribution and Aldi's regional distribution centre. Motorway access is excellent with J29 and J30 of the M4 approximately 5 miles to the North, via the A48 and A4232.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 6	2,000	185.81	Available
Total	2,000	185.81	

Specification

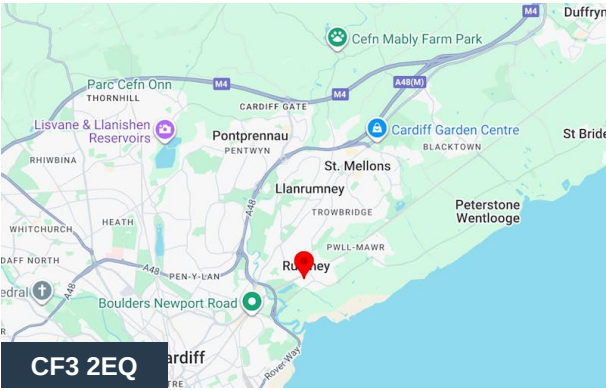
- Minimum eaves height of 5 metres, maximum eaves 7 metres
- Electrically operated up and over sectional door (3.5 metres wide by 4.8 metres high)
- Forecourt parking and loading
- 3-phase electricity supply (to be reconnected).

Terms

The premises are available by way of a new lease, for a term of years to be agreed. Full terms are available on application.

Small Business Rates Relief

The unit qualifies for an element of small business rates relief:
<https://businesswales.gov.wales/topics-and-guidance/business-tax-rates-andpremises/business-rates-wales#guides-tabs--2>



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