



**TO LET**

Unit B1, The Laurels Business Park,  
Cardiff, **CF3 2EW**

## Well located light industrial unit with secure compound / yard.

- Established commercial location with excellent road links
- Close proximity to M4 and Cardiff City Centre
- External yard area included (0.01 acres)
- Minimum eaves height 4.9 metres
- Maximum eaves height 7.45 metres
- Single level electric roller shutter door, width 3 metres, height 4 metres



### Size

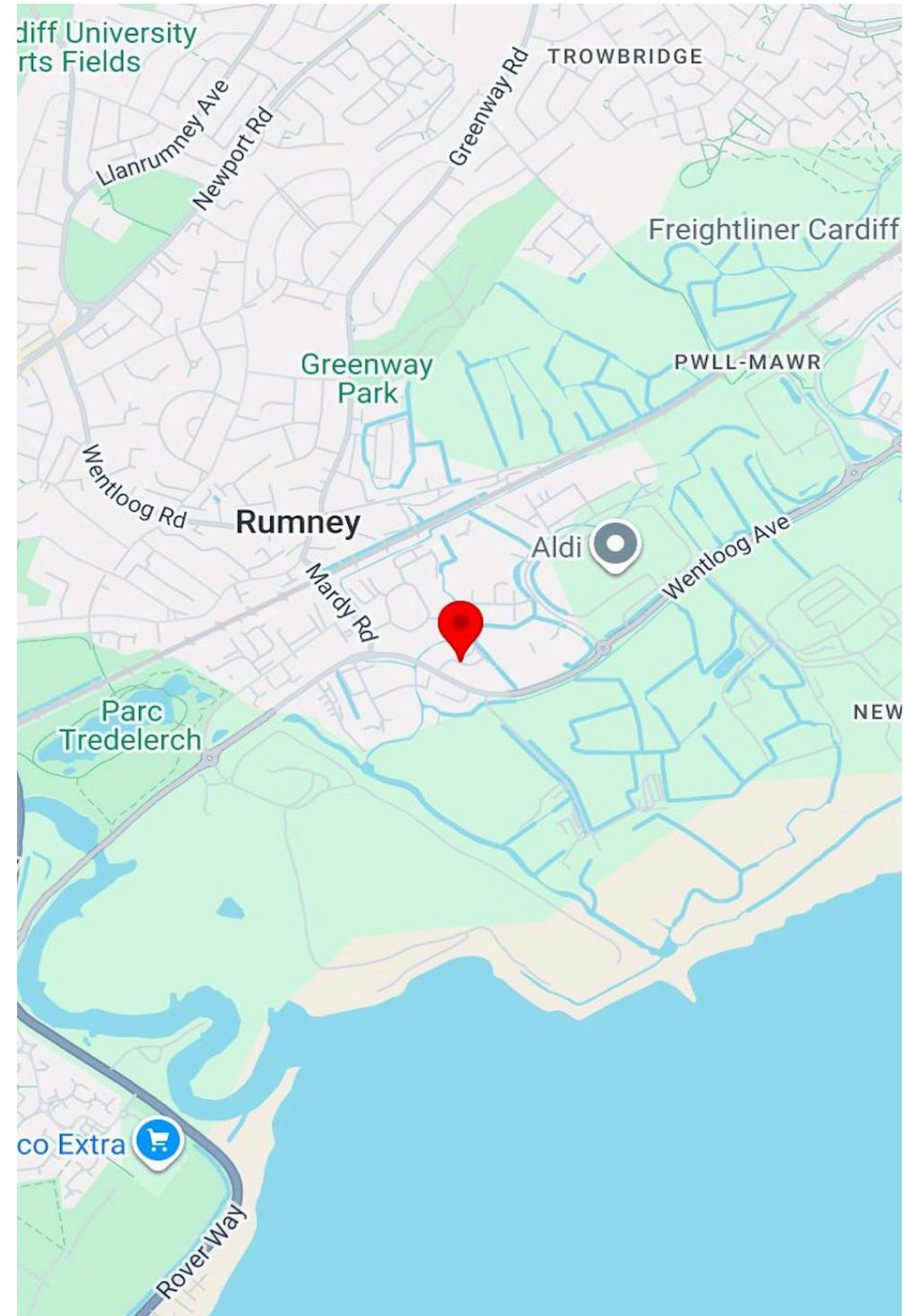
4,042 sq ft (375.51 sq m)

### Rent

£33,400 per annum payable quarterly in advance

## Location

The Laurels Business Park is located in the established commercial area of Wentloog, approximately 3 miles to the east of Cardiff City Centre, a 5 minute drive to the A48(M) which in turn links with the M4 Motorway at Junction 30 (heading west) and Junction 29 (heading east). The estate is accessed from Heol Y Rhosog from Wentloog Road.



# Description

Established commercial location with excellent road links to the M4 and Cardiff city centre. Unit B1 is an end of terrace light industrial unit with its own self contained yard area.

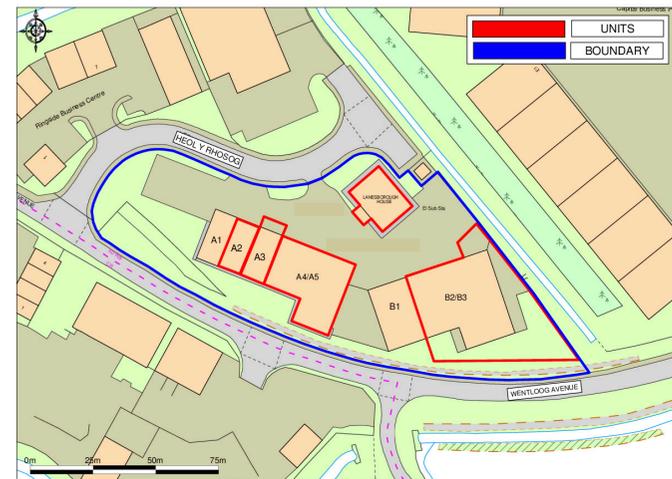
- Light industrial unit available with yard area and integral office and welfare accommodation.

# Specification



EPC: C (65)

The Laurels Business Park, Rumney, Cardiff CF3 2EW



16th October 2018

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Cardiff, **CF3 2EW**



Sat Nav. CF3 2EW



# Terms

Unit B1 is available by way of a New Full Repairing and Insuring Lease for a Term of years to be agreed.

## Rent

£33,400 per annum payable quarterly in advance

## Lease Terms

New Lease Term of years to be agreed

## Business rates

Rateable Value: £26,500  
Rates Payable: £15,052 per annum Based on 2026 Valuation.

## Service charge

£3,282.10 per annum Budget Year Ending December 2026

## Insurance

£1,082 per annum Current annual building insurance applicable for Unit B1.

## Legal Costs

Each party to bear their own costs

## EPC

C (65)

## VAT

Applicable

**Availability**  
**Jenkins**  
**Best**  
jenkinsbest.com

# Contact

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**Jenkins**  
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Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.

All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

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All terms quoted exclusive of VAT unless otherwise stated.

### Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.