Cooke&Arkwright

To Let



Unit 4 Alexandra Industrial Estate

Alexandra Industrial Estate, Cardiff, CF3 1EY

To Let: Industrial accommodation in established commercial location.

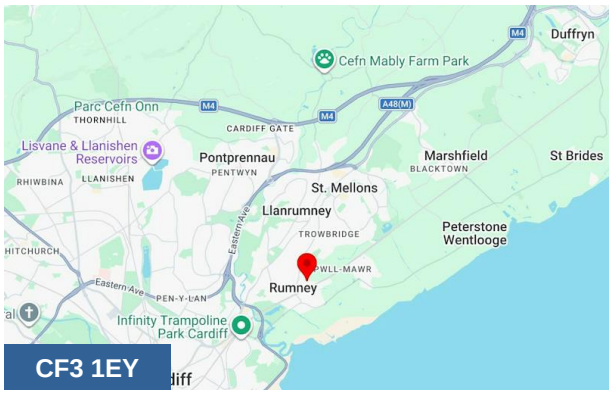
3,779 sq ft
(351.08 sq m)

- Roller Shutter Access
- Office and Welfare Facility
- Small Secure Yard
- Car Parking Area
- Workshop Space

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Summary

Available Size	3,779 sq ft
Rent	£23,618 per annum
Rates Payable	£7,028 per annum
Rateable Value	£14,000
Service Charge	£3,347.57 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£1,152.99 per annum Security charge
EPC Rating	E (125)







Description

Units 4 and 4a comprise a small workshop, office and courtyard which benefits from the following:

- Roller Shutter Access
- Office and Welfare Facility
- Small Secure Yard
- Car Parking Area

Location

Alexandra Industrial Estate is situated approximately 3 miles to the east of Cardiff city centre in a popular location that also includes other nearby estates including Lamby Way, Capital Business Park, Springmeadow Business Park, & Eastern Business Park. This general area includes other occupiers such as the 500,000 sq.ft. ALDI Distribution Centre, Llandaff Laminates and Robert Price Builders' Merchant.

This whole area has good access to the A48(M) dual carriageway via Lamby Way & A4232 Rover Way which links to J.29A and J.30 of the M4 motorway via the A48 (M) Eastern Avenue and A4161 Southern Way.

Access to the Alexandra Industrial Estate can also be made via the B4487 Newport Road and up towards Rumney.

The Alexadra Industrial Estate offers occupiers a very secure environment. It is situated within a secure fenced compound with automatic vehicle entrance access gates being closed and secured each evening, albeit occupiers can have individual 'out of hours' access. The estate also benefits from additional security through a series of on-site surveillance cameras which are in operation 24 hours a day/7 days a week.

These additional security measures have made the estate very popular, particularly amongst those
business within the vehicle/motor servicing industry.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 4	3,487.70	324.02	Available
Unit - 4A	291.30	27.06	Available

Viewing & Further Information



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Name	sq ft	sq m	Availability
Total	**3,779**	**351.08**	

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