



Unit 1, Spring Meadow Business Park, Wentloog, Cardiff, CF3 2ES

Modern End of Terrace Trade Counter / Industrial / Warehouse Unit

Summary

Tenure	To Let
Available Size	6,786 sq ft / 630.44 sq m
Rent	£54,290 per annum
Service Charge	£0.22 per sq ft Approximate figure for budget Year End June 2026
Rates Payable	£17,040 per annum Based on 2023 Valuation
Rateable Value	£30,000
EPC Rating	C (66)

Key Points

- Established distribution and trade location - Spring Meadow Business Park
- Modern End of Terrace Unit - located fronting Estate entrance
- Available Jan 2026
- Occupiers include Royal Mail, Afonwen, Brains and Aldi
- Excellent road links - close proximity to Cardiff City Centre and M4

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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	£3,382.43 per sq ft Approximate Insurance Premium for Year Ending June 2026
EPC Rating	C (66)

Description

Unit 1 Spring Meadow Business Park occupies a prominent position at the estate entrance. An end of terrace unit benefits externally from a large front car park for employees / customers and separate rear loading access via a single vehicular roller shutter door. The unit provides 2 storey integral offices with a clear rear production / warehouse area (steel portal frame). Minimum eaves height of approximately 5.5 metres and maximum of circa 7.7 metres.

Location

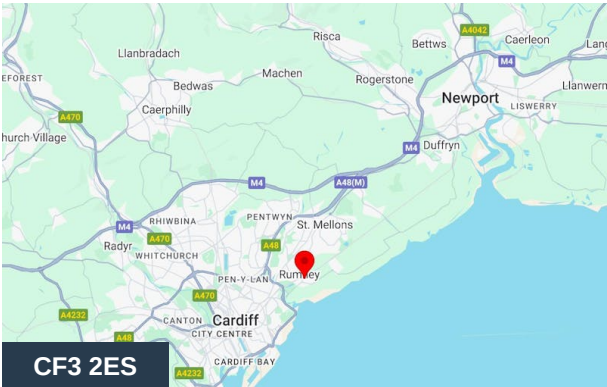
Spring Meadow Business Park is located in the established industrial area of Wentloog, approximately 3 miles to the east of Cardiff City Centre, a 5 minute drive to the A48(M) which in turn links with the M4 Motorway at Junction 30 (heading west) and Junction 29 (heading east). The estate is accessed from Mardy Road via Lamby Way. Occupiers on the Estate and within close proximity include Royal Mail, Afonwen Laundry, Tradechoice Distribution, Robert Price Builders Merchants and Brains. The property is in close proximity to the ALDI Distribution Centre. Also within a short distance is the Cardiff Freightliner Terminal and ABP Port of Cardiff.

Specification

Trade Counter / Industrial / Warehouse Unit
Roller shutter door 3.5m wide and 4.5m high
Maximum eaves height 7.7m
Two storey offices block with W.C facilities
LED lighting

Terms

Unit 1 is available on a new Full Repairing and Insuring Lease for a term of years to be agreed.



Viewing & Further Information



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