



Unit 6, Rhymney River Bridge Road
Rhymney River Bridge Road, Cardiff, CF23 9AF

**To Let: Industrial Unit with
Strategic Location**

5,108 sq ft
(474.55 sq m)

- Excellent location at the north end of Newport Road
- 4 Ton Gantry Crane located within the premises.
- Sizeable Powermatic Heater
- 3 Level Loading Doors
- Secure Perimeter

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Summary

Available Size	5,108 sq ft
Rent	£51,080 per annum
Rates Payable	£13,177.50 per annum
Rateable Value	£26,250
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E

Description

Unit 6 is a detached, single-storey industrial unit of steel portal frame construction, externally clad with brick and blockwork to circa 2 metres, and profile steel sheeting to the remainder.

The roof is pitched, clad with profiled metal sheeting consistent with the side elevations.

The floor is of solid concrete construction, providing a stable foundation for any loading or storage uses.

The unit benefits internally from an open space and ancillary features that could satisfy a range of different uses. A 4-ton gantry crane is fixed towards the rear of the unit that extends out approximately 9 meters.

Additionally, a sizeable Powermatic heater has been installed at the rear. Natural lighting is provided by translucent roof lights that are built into the steel cladding, offering an opportunity to lower energy consumption.

The unit has a good eaves height of 5.4 metres, rising to an apex of 6.4 metres.

Pedestrian access to the unit is available via a single roller shutter door, while vehicular access is possible via 3 separate roller shutters. The biggest of the 3 measuring 4 meters wide and 3.7 meters high.

Palisade fencing secures the perimeter of the site, with gates providing access from Rhymney River Bridge Road.

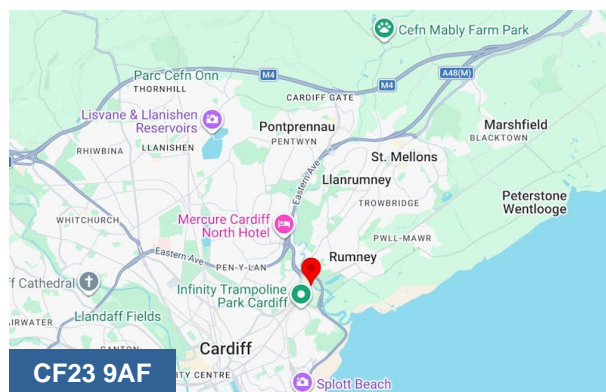
The unit has a Gross Internal Area (GIA) of 4,588 square feet.

There is an additional 520 square feet of ancillary mezzanine space. Whilst this is beneficial storage space, we have not included this in our overall area, as it restricts the cubic capacity of the unit.

Location

Unit 6 Rhymney River Bridge is situated at the North end of Newport Road, adjacent to the slipway of the A4232 (Southern Way). This is one of Cardiff's main arterial transport routes.

The site is strategically located 5 miles from Junction 30 of the M4, offering excellent road links to cities across the southwest.



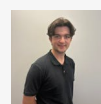
Viewing & Further Information



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The property is in an established commercial trading location with surrounding occupiers including Oren Wellness, Storage Giant, Wickes and Currys PC World.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	4,588	426.24	Available
Ancillary	520	48.31	Available
Total	5,108	474.55	