

TO LET

Warehouse/ Light Industrial Unit
(Suitable for other business uses, subject to appropriate permissions)

106 Sq M (1,141 Sq Ft)



Unit 6 Waterside Business Park,
Lamby Way, Cardiff CF3 2EQ

Commercial Agency • Professional • Development • Investment • Valuation

LOCATION

Waterside Business Park is a recently completed development of smaller sized light industrial/ warehouse premises. It is located in the Wentloog area of Cardiff which over the past number of years is the main location for new business premises development.

The Park is strategically located for access to Junctions 29 & 30 of the M4 Motorway, via Southern Way (A4232) and Eastern Avenue (A48). The location also benefits from easy access into Cardiff City Centre which is 4 miles to the west via Newport Road (A4161).

DESCRIPTION

Brand new end of terrace unit of steel portal frame construction with the walls of mix blockwork, insulated cladding and glazed elevations, with mono pitched roof providing a minimum eaves height of 5.4 metres (17.7 ft).

- Reception/office/WC area
- Electronically gated estate with automatic bollards
- Additional security gates entering the estate from Lamby Way
- Easy access to City Centre and M4 Motorway

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area (GIA) basis as follows:

DESCRIPTION	SQ M	SQ FT
Warehouse	81	872
Office/WC's/Kitchen	25	269
TOTAL AREA	106	1,141

WATERSIDE BUSINESS PARK

Waterside Business Park is a new development of business units aimed at new start ups/ small established companies. There are a variety of occupiers on the estate encompassing a number of different planning uses. If you need more guidance on any particular use, for example retail/trade/leisure/office, etc, please contact us to discuss.

Existing uses include:

- Light industrial & storage
- Offices
- Pet Food retail & grooming
- Kitchen sales
- Animal Rehabilitation & Pain Management Clinic
- Trike sales

LEASE TERMS

The premises are available by way of a new lease for a term of years to be agreed. Further details on application.

RENT

Further details on application.

VAT

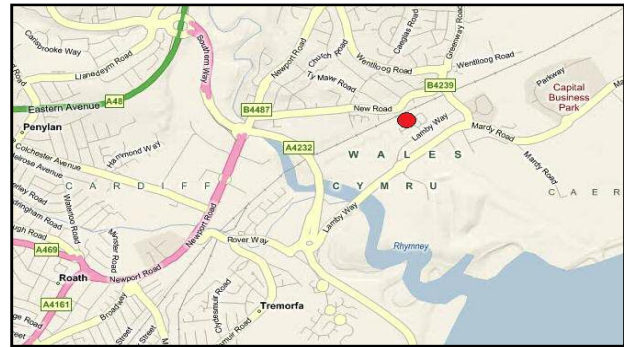
To be confirmed.

RATES

The current rateable value for the premises 2008/09 is £5,777. The current rates payable are £2,692. Further enquiries can be made at Cardiff Council's business rates department on 029 2087 1491.

LEGAL COSTS

Each party to bear their own legal costs in any transaction.



VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole agents. Please contact:

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