

TO LET

Warehouse/ Trade Counter Unit
(Suitable for other uses, subject to planning)

640.57 Sq M (6,895 Sq Ft)



Unit at Rhymney River Bridge Road
(Adjacent to The Avenue Retail Park, Newport Road)
Cardiff CF23 9AF

Commercial Agency • Professional • Development • Investment • Valuation

LOCATION

Newport Road and the surrounding area is an established business location with a variety of occupiers including Magnet, PC World, Halfords, Matalan, Homebase and McDonalds together with light industrial and office occupiers.

Newport Road is one of the main arterial routes into Cardiff City Centre from the east with excellent links onto the A48(M) which links directly onto the M4.

The subject property is situated on Rhymney River Bridge Road off Newport Road, approximately 1.5 miles to the east of Cardiff City Centre. It is positioned adjacent to the Avenue Retail Park, and Floors 2 Go and Bathstore.

DESCRIPTION

The property comprises a semi detached modern warehouse unit of steel portal frame construction providing clear open warehouse/trade counter space with ground and first floor office accommodation. This includes a storage area, kitchen, and male and female WC's.

- Large secure yard area
- Clear internal eaves of 6.66 metres
- Electric roller shutter door
- Concrete power floated floor
- Double glazing throughout
- 3 Phase electricity supply

ACCOMODATION

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
Ground Floor		
Warehouse	499.97	5,382
Offices/WC's/Kitchen	70.30	756
First Floor		
Offices	70.30	756
TOTAL AREA	640.57	6,895

The forecourt to the front comprises circa 5,000 sqft (0.1 acres).

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

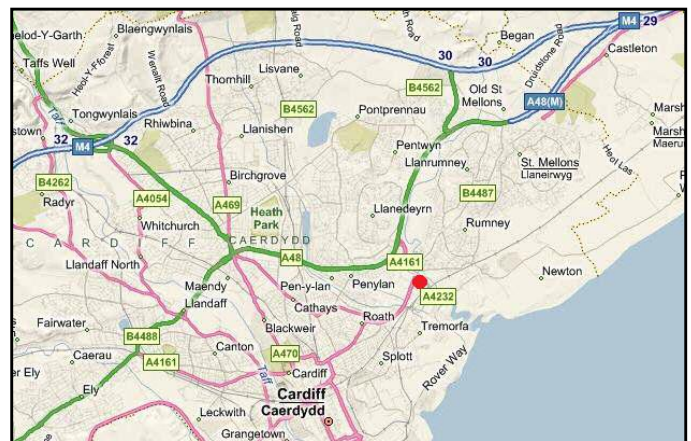
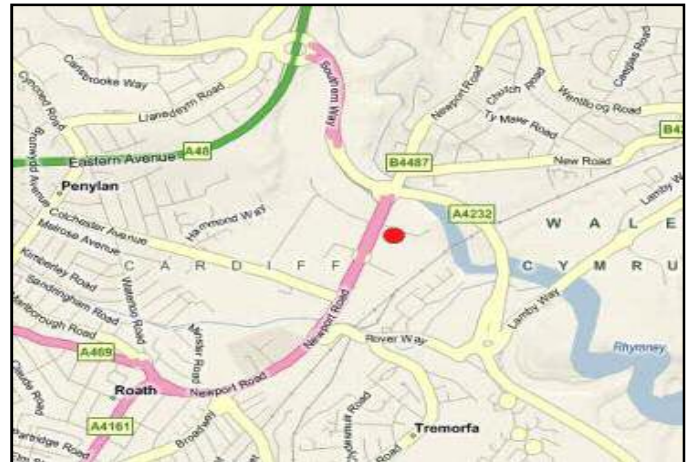
To be confirmed.

RATES

The current rateable value for the premises 2008/09 is £32,250. The current rates payable are £15,028. For further enquiries, please contact Cardiff Council's business rates section 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:

Christopher Black
cblack@blackandcredon.com

Will Creedon
wcredon@blackandcredon.com



111-112 Bute Street
 Cardiff Bay
 Cardiff
 CF10 5 AD

T: 029 2049 6890
 F: 029 2021 7872