

Unit 28, Fairwater Industrial
Estate
Norbury Road, Cardiff, CF5 3AU



For Lease
2,134 Sq Ft
198.26 Sq M

// PROPERTY HIGHLIGHTS



3 Miles west of Cardiff City Centre
& Convenient Access onto the A48



Offices with adjoining
warehouse/stores benefitting from
Roller Shutter door access



Access to Western Avenue



Established business location



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// DETAILS



PROPERTY DESCRIPTION

The property is of brick construction and originally formed part of a larger manufacturing complex.

Internally the ground floor office is accessed via pedestrian entrance door and benefit from the following specification:

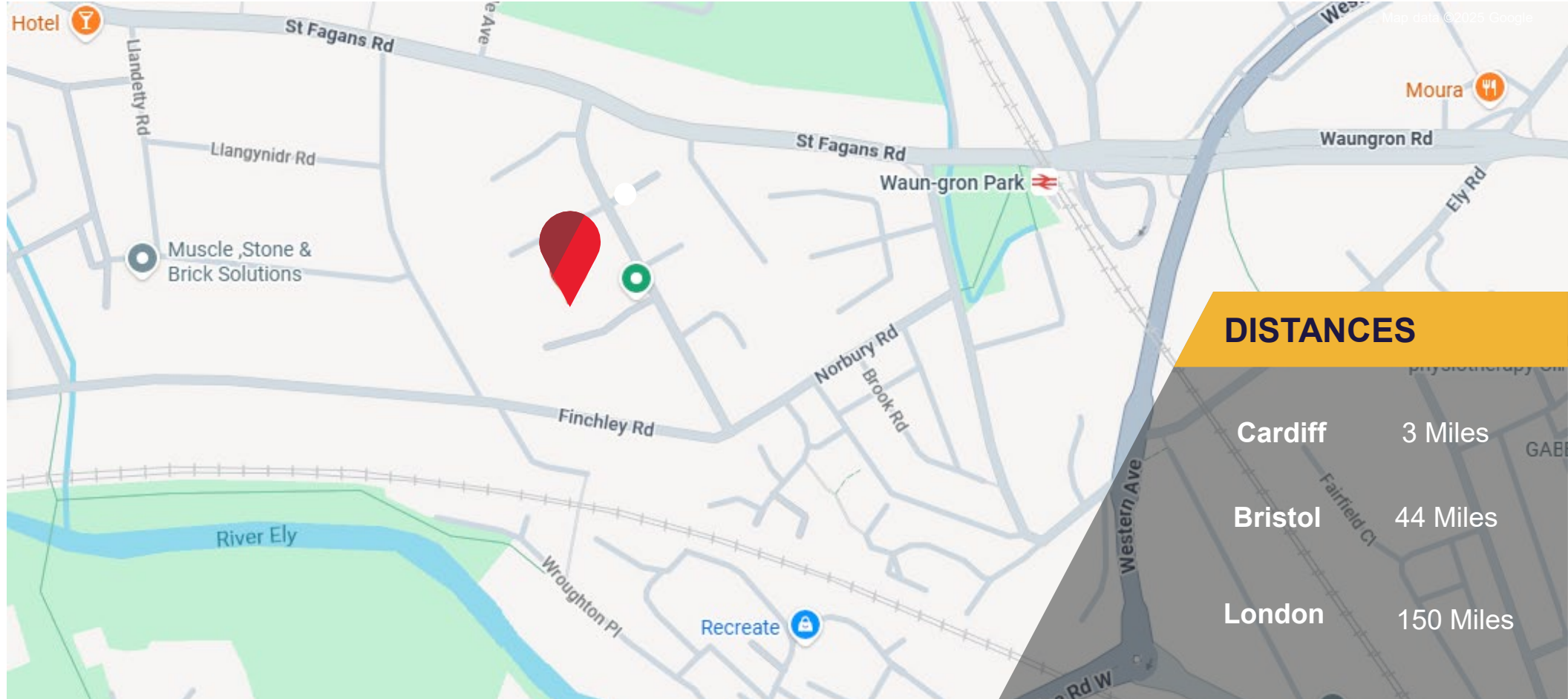
- Concrete and carpeted floors
- Perimeter trunking
- Partition walls
- Suspended ceilings
- Recessed strip fluorescent lighting
- Gas central heating
- Male / Female W/C facilities
- Kitchen and break out area
- The adjoining stores benefits from
- Roller Shutter Door access
- Full mezzanine floor

ACCOMODATION	SQUARE METRE
Ground Internal Storage	12.75
Mezzanine Unclassified Area	56.97
Ground Store	12.67
Ground Office	8.67
Ground reception / entrance	11.69
Ground Office	38.2
Ground area under supported floor	56.97
TOTAL	198.22 SQ M



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// LOCATION

The property is located at Fairwater Industrial Estate, Fairwater, approximately three miles west of Cardiff city centre, just off Norbury Road within a mixed commercial and residential area. The estate benefits from excellent road connectivity via Western Avenue (A48), one of Cardiff's main arterial routes, providing access eastwards to Junctions 29 and 30 of the M4 and westwards to the A4232, which links to Junction 33 of the M4. Cardiff city centre lies approximately 3–3.5 miles away, while Junction 32 of the M4 is around 6.5 miles to the north. Public transport is readily available, with a bus stop on the northern exit of Norbury Road serving the city centre and rail services within walking distance at Waun-Gron Park station (approximately 200 metres / 0.3 miles), offering direct connections to Cardiff Central, with Fairwater station also nearby (approximately 0.8 miles).

For Sat Nav Users:
Postcode CF5 3AS

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WAREHOUSE & OFFICE SPACE

The office suites are available by way of a new lease on a full repairing and insuring (FRI) basis for a term of years to be agreed.

RATEABLE VALUE

To be reassessed. Tenant is to be responsible for all rates payable and will be apportioned on a rate per sq ft occupied basis.

EPC

Energy Performance Certificate Rating ****
A copy of the certificate is available on request.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in the transaction.

VAT

Will be charged on all costs.

VIEWING

For further information and to arrange an inspection, please contact the sole agents.

SERVICE CHARGE

In going tenants will be responsible for a fair proportion of the building estate service charge. Further information is available upon request.



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// CONTACT

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ANTI-MONEY LAUNDERING REGULATIONS

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder.

In submitting a bid, you agree to provide such information when Heads of Terms are agreed.