



Unit 3

Clydesmuir Industrial Estate, Cardiff, CF24 1QS

TO LET: Industrial Warehouse

4,697 sq ft
(436.37 sq m)

- Located in a prominent position on a well established estate.
- 24 Hour Access
- Good Access to the M4
- Flexible terms

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Summary

Available Size	4,697 sq ft
Rent	£20,000 per annum
Rates Payable	£5,617.50 per annum
Rateable Value	£10,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (86)

Description

The property is constructed of steel portal frame to provide a good level of headroom to 5.4 metres. The main walls are of brick and block to the full eaves height and which are externally clad with profile steel sheeting. The party walls are of block work.

Vehicular access into the unit is provided by a roller shutter door. There is a pedestrian entrance leading to an office and WC.

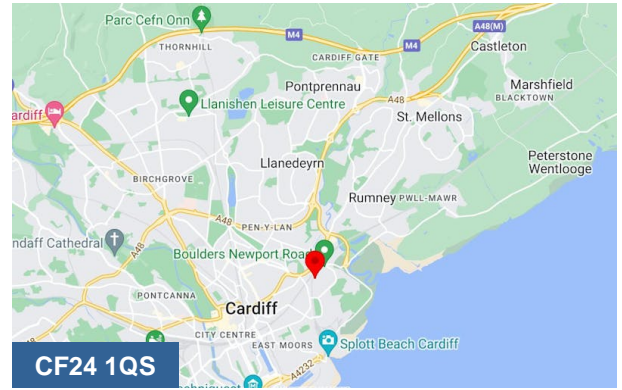
Location

The unit is located on the well-established Clydesmuir Industrial Estate. The estate is in the area of Tremorfa on the eastern side of the city centre and in close proximity to Newport Road. Access to the M4 is either via Newport Road or Rover Way/Southern Way leading to the A48M. Equally, the city centre is only approximately 3 miles away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 3	4,697	436.37	Available
Total	4,697	436.37	



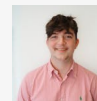
Viewing & Further Information



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