



# TO LET

Ground Floor Offices Cargo Terminal  
Cardiff Airport, Vale of Glamorgan  
Wales CF62 3BD

- Ground floor office suite in prominent location
- Parking available directly adjacent
- 260.13 sq.m (2,800 sq.ft) gross internal area
- Recently refurbished

## LOCATION

Cardiff Airport is the gateway to Wales, handling over a million passengers a year with over 50 direct routes and more than 900 connecting destinations worldwide through hubs including Amsterdam Schiphol, Dublin and Barcelona.

The Airport is situated in the Vale of Glamorgan, just 13 miles from junction 33 of the M4 and around 30 minutes from Cardiff city centre. The Cardiff Airport Express bus service operates between the Airport and the city centre every twenty minutes, and taxi services and car hire are also available from outside the main terminal building.

Located at the eastern entrance to the Airport the Cargo terminal is conveniently located for staff and visitor access. The main Long Stay (1) car park is located about 100 metres to the east and there is security controlled access to the airport itself (operated centrally).

## DESCRIPTION

The property comprises a suite of refurbished offices on the ground floor of the Cargo Terminal. The offices have shared access to toilet facilities as well as their own toilet, shower room and kitchen. They are heated and have suspended ceilings, fluorescent lighting, fitted carpet, double glazed windows and power points.

## RATES

The offices currently has a Rateable Value of £27,500. The UBR multiplier for the year 2016/17 is 0.486p in the pound.

## TENURE

Flexible lease terms are available by negotiation. Typically, tenants take a 3 year term with mutual break options. NB - The standard airport lease provides for the Landlord to be able to relocate the tenants if required for airport operational purposes.

## RENT

Annual rent is based on £12.50 per sq.ft per annum exclusive. There is a service charge applicable that is currently running at £5.00 per sq.ft per annum (includes heating).

## FLOOR AREAS

Total NIA	229.12 sq.m	2,466 sq.ft
Total GIA	260.13 sq.m	2,800 sq.ft

## SERVICES

The property is connected to mains water, drainage, gas and electricity. Electricity is re-charged at a current rate of £0.93 per sq.ft per annum (subject to annual adjustment).

## LEGAL COSTS

A contribution of £500 plus VAT is normally paid by tenants for legal costs involved in preparing formal lease documentation.

## EPC

The EPC reference is 0290-3997-0347-1150-8090 and the Certificate can be viewed at [www.ndepcregister.com](http://www.ndepcregister.com).

## VAT

VAT is payable on the rent, service charge and electricity.

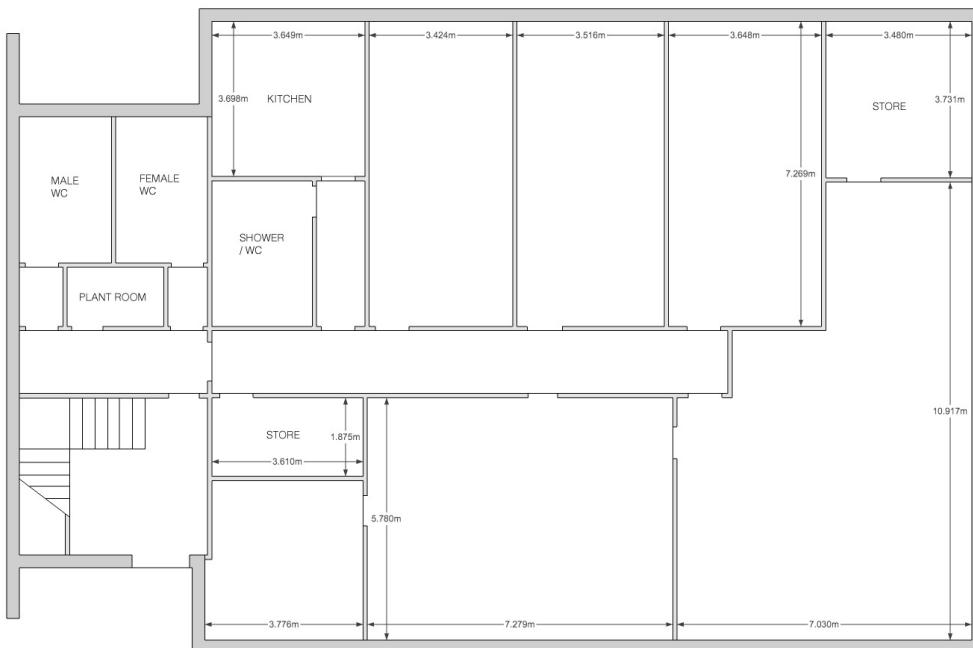
## VIEWING & FURTHER INFORMATION

Viewing can be arranged strictly by appointment through: Stuart Hogg (Cardiff Airport Estates)

**E:** [sh@stuarthogg.com](mailto:sh@stuarthogg.com)

**M:** 07723 923770

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