



Unit 8

Alexandra Industrial Estate, Cardiff, CF3 1EY

To Let - Unit on established industrial estate

3,045 sq ft
(282.89 sq m)

- Main services, including three phase electricity
- Easy access to A48 & M4
- 24 Hour On-Site Surveillance
- Generous car parking
- Welfare Facilities
- Minimum eaves height 4.3m

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Summary

Available Size	3,045 sq ft
Rent	£22,995 per annum
Rates Payable	£7,384 per annum
Rateable Value	£13,000
VAT	Applicable
Legal Fees	Tenant to pay Landlord £250 non-refundable contribution to legal costs. Thereafter each party responsible for their own legal costs.
EPC Rating	E (112)

Description

The property is situated within a small terrace along the eastern side of the estate benefitting from the following features:

- Mezzanine storage area
- Concrete flooring
- Minimum eaves height 4.3m
- Roller shutter access
- Fenced Compound

Location

Alexandra Industrial Estate is situated to the east of Cardiff city centre with convenient access to other nearby estates including Lamby Way, Capital Business Park, Springmeadow Business Park, & Eastern Business Park.

The Estate is situated within a secure fenced compound with access gates being locked each evening.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Mezzanine - Unit 8	47	4.37
Unit - 8	2,998	278.52
Total	3,045	282.89

Terms

Available on a new full repairing and insuring lease for a minimum term of 3 years.

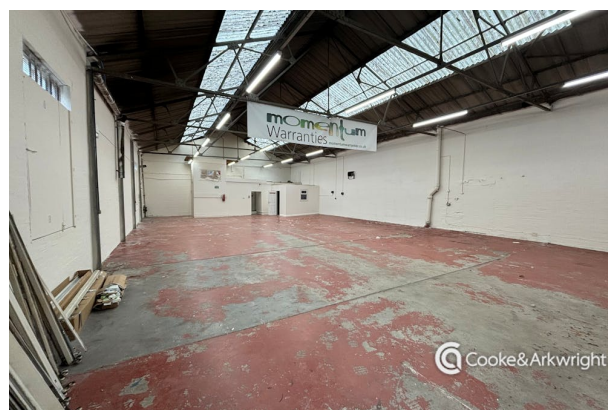
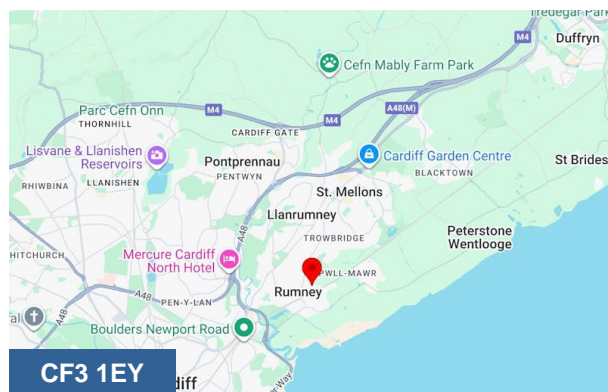
Service Charge

In order to keep the estate well-maintained, and for the maintenance and utility costs of the common parts, the tenants are required to contribute towards a central service charge fund.

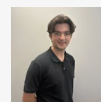
The budget figure for 2024/25 is £4,035.89

On-Site Security

Surveillance cameras are in operation 24 hours a day which is paid via a separate security charge of £1,300.18



Viewing & Further Information



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