

HIGH QUALITY MEZZANINE OFFICE SPACE**144 SQ.MT / 1,551 SQ.FT****TO LET****UNIT 13, GREENHILL COURT BUSINESS
PARK, WENTLOOG, CARDIFF, CF3 2EB**21 Penline Road,
Whitchurch,
Cardiff
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www.burnettdavies.com

- FULLY ENCLOSED
- OPEN PLAN SPACE
- CENTRAL HEATING
- INTERNAL REPAIRING LEASE
- PARKING
- EASY ACCESS A48 / M4

Particulars**Contact: 029 2062 1162**

LOCATION

The property is located on the east side of Cardiff in a cluster of new business units and warehouse developments along Lamby Way, an established employment location.

Nearby occupiers include Centurian Windows, Greenberg Glass, Walkers, Parceline and the Post Office delivery service.

The unit is approached through Spring Meadow Road, off Mardy Road, and is convenient for the Rover Way gyratory to the Docks area and the City centre to the west and the A48 / M4 via junctions 30, 29 and 29A to the east.

DESCRIPTION

The accommodation to be let comprises a newly constructed, fully enclosed mezzanine floor, introduced within the external fabric of the warehouse building.

The space is approached via a staircase from the main lobby at the front of the building and enjoys a good level of natural light via a floor to ceiling feature window.

The space will have a newly fitted separate kitchen, two WC's, gas fired central heating, suspended ceiling and carpeted floor.

ACCOMMODATION

The available space measures 144 sq.ft (1,551 sq.ft): net internal area with overall dimensions of 10.77m (35' 4") by 19.43m (63' 9").

TERMS

The accommodation is available by way of a new internal repairing and insuring lease on a flexible duration, outside the Landlord and Tenant Act, 1954.

RENT

£12,500, per annum, exclusive of VAT, rates and outgoings.

RATES

The building has not yet been brought into rating but rates will be payable at £0.428 pence in the pound.

VAT

Please confirm if the property is registered for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

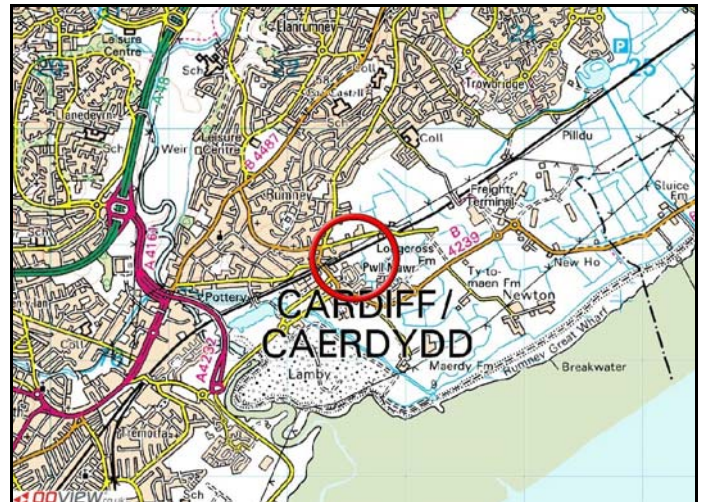
VIEWINGS

Strictly by prior arrangement with Sole Agent. For further information please contact;

Burnett Davies
21 Penline Road,
Whitchurch,
Cardiff
CF14 2AA

Tel: 029 2062 1162
Fax: 029 2062 1141
Email: agency@burnettdavies.com

Subject to contract and availability.



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