

VEHICLE COMPOUND AND OFFICES

TO LET

**burnett
davies**

Chartered Surveyors

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DRAGON HOUSE LECKWITH ROAD CARDIFF CF11 8AU

- *Compounds with pallasade fencing
- *Separate office building
- *Warehouse unit
- *Accessible from J33/M4

Contact: 029 2062 1162

Particulars



LOCATION

The property is located on the north west side of Leckwith Road, adjacent to its junction with the A4232 peripheral distributor road which links J33 of the M4 motorway with Cardiff City centre.

Leckwith Road (B4267) connects the west side of Cardiff with Barry and the Vale of Glamorgan. East of the junction has seen improvements with the introduction of a new sports stadium and retail park.

The property lies in proximity to the established industrial and warehousing area surrounding Hadfield Road and Penarth Road, 2 miles west of the City centre.

DESCRIPTION

The site comprises a collection of buildings and compounds currently used as vehicle storage.

The accommodation comprises an administration building, workshop and store, small compound with made surface and warehouse and large compound with unmade surface. The compounds are protected by pallasade fences and CCTV and have an electricity supply and share a water point.

The administration building, workshop and store are single storey and together with the compounds and other users of the site share access to Leckwith Road via a marshalling area and a grade II listed stone bridge.

ACCOMMODATION

The accommodation has the following areas:-

	SQ.MT	(SQ.FT)
Office	222.97	(2,810)
Workshop/store	185.81	(2,015)
TOTAL	408.78	(4,825)
Small compound*	0.08ha	(0.20 acres)
Large compound	0.32ha	(0.80 acres)

*including 134.15 sqm (1,444 sq.ft) warehouse

TERMS

The property is available as a whole or in parts on an annual licence basis.

RENT

Office	£12,000 per annum , exclusive
Workshop/Store	£ 6,000 per annum , exclusive
Small Compound & Unit	£ 8,000 per annum , exclusive
Large Compound	£12,000 per annum , exclusive
Whole	£38,000 per annum , exclusive

RATES

The Local Authority describes the property as 'Workshop Storage Land and Premises' with an aggregate assessment of £37,500 per annum Rateable Value.

VAT

The property is not registered for VAT.

LEGAL COSTS

Each party to bear their own costs incurred in this transaction.

ENERGY PERFORMANCE

Awaiting assessment.

VIEWINGS

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

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Subject to contract and availability.

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