

SELF-CONTAINED INDUSTRIAL UNIT

374 SQ.M (4,023 SQ.FT)

TO LET

**burnett
davies**

Chartered Surveyors

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Whitchurch,
Cardiff
CF14 2AA

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**UNIT 5 TEMPLAR PARC
EAST MOORS ROAD
OCEAN WAY
CARDIFF
CF24 5EW**

Particulars

Contact: 029 2062 1162



LOCATION

The unit is located on the west side of East Moors Road off Ocean Way, approximately 1 mile to the south east of Cardiff City centre.

East Moors Road and Ocean Way are established industrial and business locations and benefit from excellent communications via the A4161 Newport Road and A4232 Rover Way, which via the A48, links up with Junction 29 of the M4 Motorway to the north east.

Ocean Way has seen considerable development in recent times with the introduction of trade counter and office business parks.

Nearby occupiers include Celsa UK, Opco, ASD Metal Services and a Jewson trades warehouse and yard.

DESCRIPTION

The unit incorporates a steel frame with profile cladding beneath a clear eaves height of approximately 4.3 metres and benefits from a roller shutter door to the front elevation and pedestrian access by way of a separate single personnel door to the side.

There are two offices internally and separate mess and toilet facilities with mezzanine storage above.

The space is lit by suspended strip lighting and the unit is central heated with radiators and suspended burners.

ACCOMMODATION

The industrial unit extends to the following gross internal areas;

	SQ.MT	(SQ.FT)
Warehouse	314.51	(3,385)
Office	18.49	(199)
Mezz Store	40.80	(439)
Total	373.80	(4,023)

TERMS

The property is to be let on a new Full Repairing and Insuring lease for a term of years to be agreed.

RENT

£16,500 per annum, exclusive.

VAT

VAT will be applied where applicable.

RATES

We understand from the Local Authority that the Rateable Value for 2007/08 is £17,750 per annum. Rates payable for 2011/12 are therefore £7,597.00.

LEGAL FEES

The ingoing Tenant to be responsible for the Landlord's reasonable legal fees incurred in the transaction.

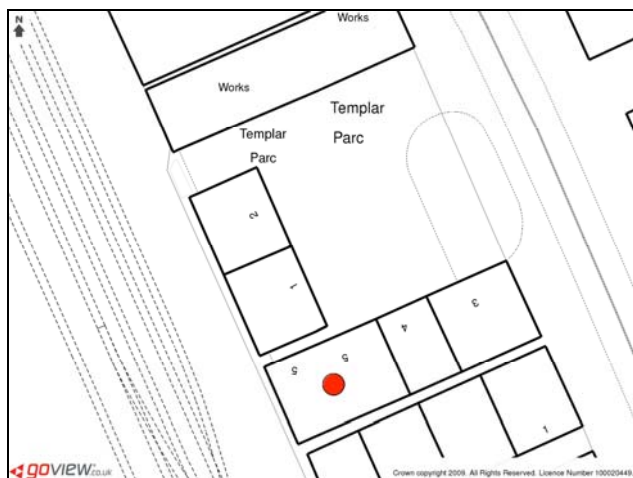
VIEWINGS

Strictly by prior arrangement with sole agents;

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Subject to contract and availability.



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