

# LIGHT INDUSTRIAL UNIT

**burnett  
davies**

Chartered Surveyors

## TO LET



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Whitchurch,  
Cardiff  
CF14 2AA

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**R/O GLYNTEG HOUSE  
STATION TERRACE  
ELY BRIDGE  
CARDIFF  
CF5 4AA**

- Centrally Located
- Workshop and Office space

**Contact: 029 2062 1162**



**Particulars**

**LOCATION**

The property is centrally located within the boundaries of the city of Cardiff just off the A48 through route which links the west side of the city with that of the east.

The location is well integrated within the highway network system connecting up with Junctions 30 and 33 of the M4 and is equally convenient to reach the City centre a few miles to the south.

The location is one of mixed use but predominantly commercial with a number of light industrial users clustered around Station Terrace and neighbouring Wroughton Place. Nearby occupiers and operators include the Ely Brewery Workshop, Wheadon's Coaches, Calor gas supplies, Suburban upvc Window Frames and a number of motor engineers/car repairers including Nationwide.

**DESCRIPTION**

The property comprises a purpose built single storey workshop with ancillary offices situated to the rear of Glynteg House.

The workshop and premises has brick elevations and a pitched roof with a solid floor, double glazed aluminium framed window units inserted along the south facing wall, a roller shutter door and personnel doors, a suspended ceiling with strip lighting and is centrally heated by an oil fired, water filled system.

The unit is currently laid out as a printing workshop with partitioned offices. An additional office is located in the rear part of Glynteg House, accessible by an interconnecting door where the male and female toilet facilities are also located.

Outside and remote from the main unit is another workshop/warehouse unit with a roller shutter door and a power supply but no other facilities.

**ACCOMMODATION**

The space to be let extends to the following gross internal floor areas;

	<b>SQ.MT</b>	<b>(SQ.FT)</b>
Main Workshop/Offices	348.38	( 3,750)
Ancillary Office	13.47	( 145)
Ancillary Store	8.63	( 93)
<b>TOTAL</b>	<b>370.48</b>	<b>( 3,988)</b>

**TERMS**

The property is available to let on flexible lease terms to be agreed.

**RENT**

**£18,000 per annum**, exclusive.

**RATES**

The property has a rateable value of £20,000 per annum. Rates payable for the year 2011/2012 are £8,560.00.

**VAT**

The unit is registered for VAT, payable at the prevailing rate.

**ENERGY PERFORMANCE**

The property is awaiting assessment.

**LEGAL COSTS**

Each party to bear their own costs in the transaction.

**VIEWINGS**

By prior appointment. Please call the Commercial Agency Team at;

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

**Tel: 029 2062 1162**  
**Fax: 029 2062 1141**  
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Subject to contract and availability.



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Please note that VAT may be added to any sale price or rent quoted.

It is recommended that prospective purchasers and lessors make their own enquiries to establish the VAT implications prior to entering into any agreement.