

INDUSTRIAL WITH OFFICES ABOVE TO LET

**burnett
davies**

Chartered Surveyors

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SEVERN HOUSE STATION TERRACE ELY BRIDGE CARDIFF CF5 4AA

- Centrally Located
- Excellent parking facilities

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 ground floor industrial unit with offices above.

The industrial space is set out as two workshops with roller shutter access from the front and side of the building. An inspection pit is located in the larger of the two workshops and the unit also includes office space with W/C and kitchenette facilities.

The offices are accessed via a pedestrian door to the front of the unit with the benefit of ground floor reception.

On the first floor the space extends to six office rooms of varying size, two store rooms, a kitchen area and male and female W/C facilities.

ACCOMMODATION

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

	SQ.MT	(SQ.FT)
Offices (NIA)	98.35	(1,058)
Workshop (GIA)	138.95	(1,490)

TERMS

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

RENT

£18,000 per annum, exclusive.

RATES

The Valuation Office Agency website lists the premises as 'Offices and Premises' with a rateable value of £6,400 and 'Workshop and Premises' with a rateable value of £8,200. Combined rates payable will therefore be £6,248.80 for the year 2011/12.

VAT

To be confirmed

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;

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Subject to contract and availability.



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