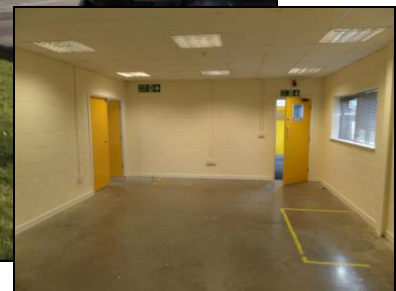


TO LET

Unit K2 South Point Industrial Estate, Clos Marion, Cardiff, CF10 4LQ

Modern Business Unit With Extensive Offices



- Unit Of 336 Sq.M. (3,615 Sq.Ft.)
- Ground & First Floor Offices Of 208 Sq.M. (2,236 Sq.Ft.)
- Excellent Road Links Into Cardiff City Centre and M4
- Located In Established Business Location

Location (CF10 4LQ)

The property is located on South Point Industrial Estate, a modern development to the south of the City Centre and close to Cardiff's heliport and Cardiff Docks.

The estate also close to the new southern link road connecting to Cardiff Bay and the A4232 to J.34 of the M4 to the west, and Rover Way to A48 (M), and Js. 29 & 30 of the M4 to the east.

Other occupiers in the vicinity include Sixt (vehicle hire) and the Iveco/Fiat dealership (Dragon Truck & Van). The location of the property is shown on the attached plan.



Description

This modern property is prominently located with frontage to Rover Way/Coaster Place. The property is situated within a court yard of similar units and benefits from the following:

- Steel portal frame with profile sheet elevations;
- Min. eaves 5.4m.;
- Extensive ground & first floor offices;
- Vehicular access via roller shutter door;
- Rear shared loading yard;
- 5x front car parking spaces

Accommodation (Gross Internal Area)

	Sq.m.	Sq.ft.
TOTAL GIA	336	3,615
<i>Inc.</i>		
Workshop/Stores	116	1,248
GF Office/ancillary	109	1,173
FF Office/ancillary	111	1,194

Mains Services

The property benefits from the provision of mains electricity, water, and drainage.

Energy Performance Certificate (EPC)

The property has an EPC rating of 75 - 'Band 'C'.

Estate Service Charge

The occupier is to contribute towards the estate service charge for the security and maintenance of the common parts of the estate - currently c. £1,800 pa. (2018)

Buildings Insurance

The landlord insures the property for which the tenant pays the annual premium - currently c. £580 pa. (2018).

Business Rates (2017)

The property has a Ratable Value of £15,250. This equates to Rates Payable (2017/2018) of £7,838.50 pa.

Tenure

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

Quoting Rent/Price

We are quoting an asking rent of **£27,500 pax.**

Further Assistance For Business

For further information please contact:
Welsh Assembly Government (Business Wales)
on 03000 60 3000 www.businesswales.gov.wales

Cardiff Council on 029 2087 2087
www.cardiff.gov.uk or 'Invest In Cardiff' on
(029) 2078 8560 invest@visitcardiff.com

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

Viewing

For further information or to arrange an inspection please contact the joint letting agents:



Michael Bruce MRICS:
Mobile: 07920 144 603

michael@dlpsurveyors.co.uk



Daniel Davies
Mobile: 07920 822663

Daniel.Davies@gva.co.uk

SUBJECT TO CONTRACT APRIL 2018

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