

AVAILABLE MAY 2025

TO LET

UNIT 8, ALEXANDRA INDUSTRIAL ESTATE, CARDIFF, CF3 1EY

End-Terraced Workshop + Yard

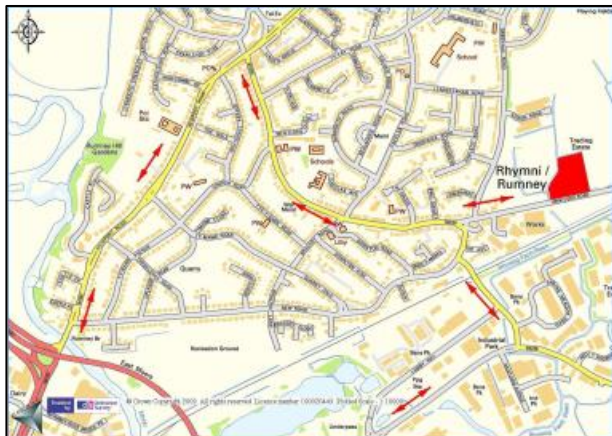


- End Terrace Workshop of 3,046 Sq.Ft. (280 Sq.M.)
- First Floor Office Of 541 Sq.Ft. (50 Sq.M.)
- Unit With Own Fenced Compound/Yard
- Secure Estate With Fenced Boundary

Location (CF3 1EY)

The Alexandra Industrial Estate is located in Rumney, Cardiff about 3 miles east of the city centre and in an established commercial area. There is good access to the M4 motorway via the A48 Eastern Avenue and A4161 Southern Way linking to junctions 29 and 29a.

Access to the estate from Southern Way is along the B4487 Newport Road and up Rumney Hill. After approximately 1 mile turn right at the traffic lights and proceed down Wentloog Road (B4239) for ½ mile whereby the estate is situated on the left hand side.



Alexandra Industrial Estate

The Alexandra Industrial Estate offers a range of differing sized business units within a secure environment. It is situated to the east of Cardiff city centre with convenient access to other nearby estates including Lamby Way, Capital Business Park, Springmeadow Business Park, & The Laurels.

Description

Unit 8 comprises an end terrace workshop with fenced yard and which benefits from the following:

- Vehicle access via 5.0m. (w) roller shutter door;
- Minimum eaves height 4.3m.;
- Solid concrete floor;
- Front fenced yard/compound.

Accommodation (Gross Internal Areas)

	Sq.Ft	Sq.M
TOTAL GIA	3,046	283
Workshop	2,998	278
First Floor Office	47	4

Mains Services

Unit 8 benefits from the provision of mains services including 3 phase electricity, water and drainage.

User

Unit 8 benefits from B1, B2, & B8 Use Classes consent and is deemed suitable for light and general industrial type uses, and storage & distribution.

On Site Security

The Estate is fully enclosed with access via 2 remotely controlled electric gates. Surveillance cameras in operation 24 hours which is paid via a security charge of **£1,300.18 pa.**

Estate Service Charge/Buildings Insurance

Each tenant contributes towards the Estate Service Charge for the upkeep of the common parts of the estate. The budget figure for 2024/25 is **£4,035.89 pa.**

The Landlord insures the building and recovers the annual premium from the tenant - further details available upon request

ENERGY PERFORMANCE CERTIFICATE

112 – Band E



Terms

The unit is available on a new full repairing and insuring lease for a minimum term of 3 years.

Quoting Rent

£19,995 pa.

Ratable Value (2023)

£13,000 – Rates Payable 2024/25 – c. **£7,306 pa.**

Business Support

For further information please contact:

Welsh Assembly Government (Business Wales) on **03000 60 3000** www.businesswales.gov.wales or

Cardiff Council on **029 2087 2087** www.cardiff.gov.uk or

'Invest In Cardiff on **(029) 2078 8560** invest@visitcardiff.com

Legal Costs

Tenant to pay Landlord £250 non-refundable contribution to Legal costs. Thereafter each party responsible for their own legal costs

VAT

All figures quoted are exclusive of VAT.

Viewing

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



Michael Bruce MRICS:
Mobile: 07920 144 603
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Max Wood
 Tel.: 02920 346 336
max.wood@coark.com

SUBJECT TO CONTRACT

MARCH 2025

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