



BUSINESS/WAREHOUSE/STORAGE/LIGHT INDUSTRIAL UNIT TO LET

- RECENTLY COMPLETED NEW BUILD DEVELOPMENT OFFERING HIGH QUALITY BUSINESS/LIGHT INDUSTRIAL UNITS
- RARE OPPORTUNITY TO LEASE A GROUND FLOOR LOCK-UP BUSINESS UNIT WITHIN A MODERN DEVELOPMENT
- AN OPPORTUNITY FOR A BUSINESS TO ACQUIRE ONE OF THE LAST REMAINING UNITS AT THIS IMPRESSIVE SECURE BUSINESS PARK, WITH EXISTING BUSINESSES TRADING ADJACENT TO THIS UNIT INCLUDING ASG ELECTRICAL INSTALLATIONS, JDS FIRE & SECURITY SOLUTIONS LTD, CHARLES JAMES DEVELOPMENTS, BROD BAKERY & MANY OTHERS
- 1 DEMISED PARKING SPACE INCLUDED
- SITUATED IN AN EXCELLENT LOCATION, JUST OFF NEWPORT ROAD, WITH VARIOUS TRANSPORT LINKS INTO CARDIFF CITY CENTRE

**UNIT 5A RIVERBRIDGE BUSINESS PARK, RHYMNEY RIVERBRIDGE
ROAD, CARDIFF, CF23 9AF**

LOCATION

The subject unit is located on Rhymney Riverbridge Road, just off Newport Road, approximately 3 miles east of Cardiff City Centre. Newport Road is a main arterial route linking Cardiff City Centre and the M4 Motorway on the eastern side of the city. The subject unit is ideally situated for local amenities, shopping facilities and transport links, whilst Newport Road houses a number of national occupiers including Morrisons, Matalan, Halfords, Greggs, B&M Bargains, Carpetright, PC World, Metro Bank and Five Guys.

The subject unit is located immediately adjacent to established businesses including ASG Electrical Installations Ltd, JDS Fire & Security Solutions Ltd, Charles James Developments, Brod Bakery & many others. A great opportunity to join this impressive line up of businesses.

ACCOMMODATION

A ground floor lock-up business unit, providing single-phase electricity, water supplies and WC. There is a roller shutter entrance at the front of the unit, providing easy access for vehicles if required with a rear fire exit door, leading out to the rear parking space.

The unit provides the following approximate measurements and dimensions:

Ground Floor Area	c. 59.72 sq.m / 643 sq.ft
Ground Floor Depth:	c. 15.24m
Ground Floor Width:	c. 3.82m

The unit will have 1 parking space demised.



TERMS

New lease terms TBA

REPAIR

The tenant to be responsible for all internal repairs & maintaining the roller shutter.

PLANNING

In accordance with the Town and Country Planning (Use Classes) Order 1987 (as amended), the unit benefits from B1, B2 and B8 planning use.

RENT / OCCUPATIONAL COSTS

Rent: £9,750 per annum plus VAT

VAT is payable on the rent in addition to an estate maintenance charge, insurance & utilities.

Each tenant at the property will pay a service charge / insurance contribution with the amount payable based on the % of floor space which each tenant occupies. The combined service charge / insurance figures can be provided upon request.

In addition to the above, the proposed tenant will be required to provide the landlord with a security deposit/bond.

EPC

A copy of the EPC is available upon request

RATEABLE VALUE

Awaiting assessment.

TIMINGS

The unit is available for occupation from 1st May 2025

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

VIEWING & FURTHER INFORMATION

**All viewings strictly via pre-arranged
Viewing appointment only**

Please contact sole marketing agents,



DTR Surveyors: -

Contact: David Rowlands

Email: david.rowlands@dtrsurveyors.com

Mobile: 07986 960494



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ROAD, CARDIFF, CF23 9AF**



029 2037 2599



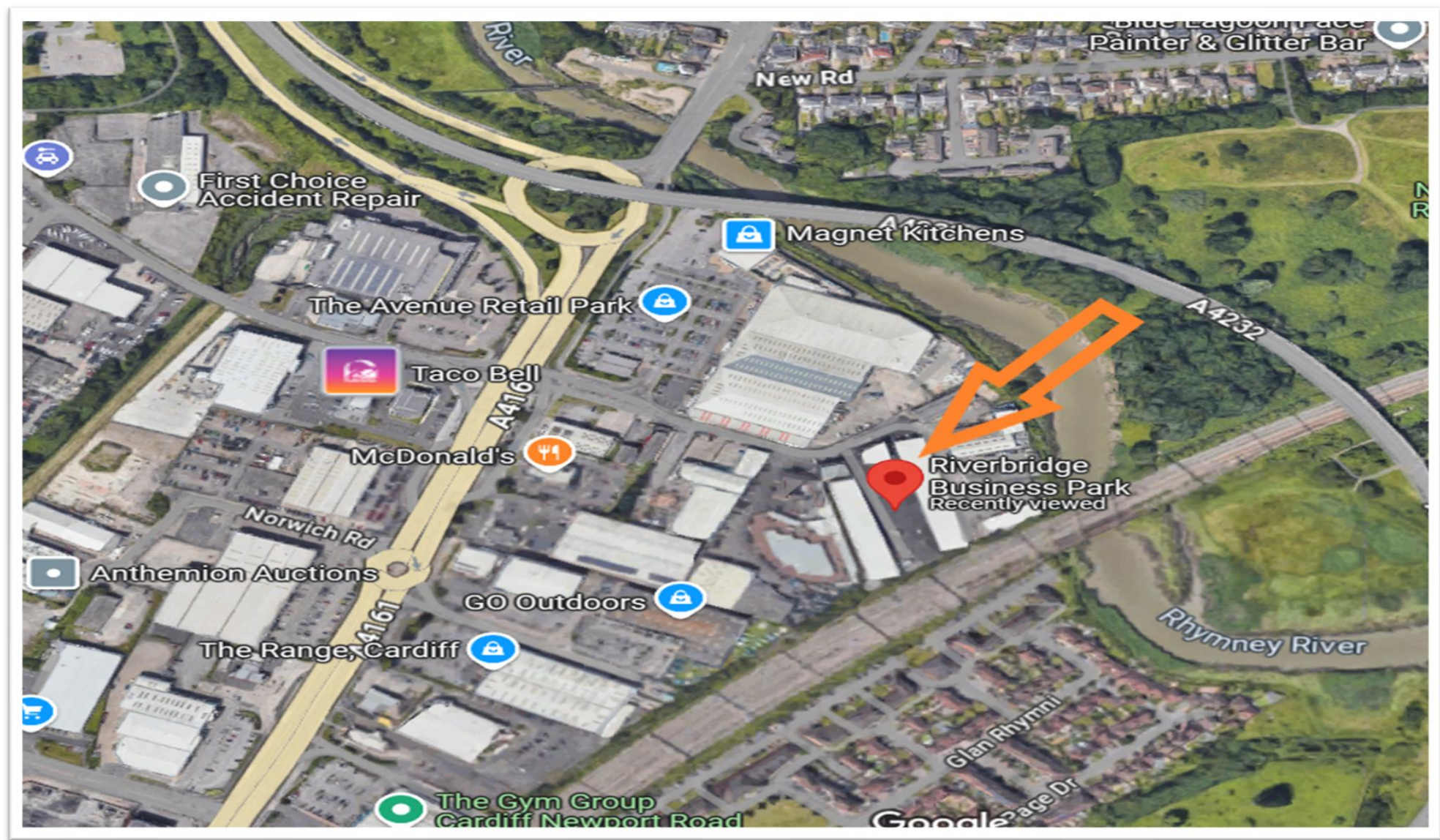
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DTR Surveyors, 19B Boverton Road, Llantwit Major, CF61 1XZ

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DTR
COMMERCIAL PROPERTY AGENCY



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