

AVAILABLE DECEMBER 2025

TO LET

UNIT 2 ALEXANDRA INDUSTRIAL ESTATE, CARDIFF, CF3 1EY

Mid-Terraced Workshop



- **Mid-Terrace Workshop of 7,271 Sq.Ft. (675 Sq.M.)**
- ***Inc. Office & Welfare Block + Mezzanine Stores***
- **Gantry Craneage**
- **Secure Estate With Fenced Boundary & Automatic Gates**

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 Wentlog 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 2 comprises a mid-terrace workshop which benefits from the following:

- Steel portal frame construction;
- Minimum eaves height 6.3m.;
- High bay lighting;
- Roller shutter loading door 5.0m.(w);
- Solid concrete floor;
- 9x car parking spaces allocated;

Accommodation (Gross Internal Areas)

	Sq.Ft	Sq.M
TOTAL GIA	7,271	675
<i>Inc: Ground Floor Office/Ancil.</i>		
<i>First Floor Mezzanine Stores</i>	368	34

Gantry Cranes

There are 2x 3t, gantry cranes in-situ which will require attention.

Mains Services

Unit 2 benefits from the provision of mains services including 3 phase electricity, water and drainage.

User

Unit 2 benefits from B1, B2, & B8 Use Classes consent and is deemed suitable for light and general industrial type uses, and storage & distribution.

SUBJECT TO CONTRACT

JULY 2025

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 - **£3,182 pa. + VAT.**

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 2025/26 is **£8,980 pa. + VAT.**

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

Energy Performance Certificate

85 – Band D



Terms

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

Quoting Rent

£36,355 pa.

Ratable Value (2023)

To be re-assessed.

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

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:
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