

# TO LET

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25 Park Place, Cardiff CF10 3BA 

5,665 SQ. FT. TWO STOREY INDUSTRIAL/WAREHOUSE UNIT WITH 4 CAR PARKING SPACES



## Fletcher Morgan

2 Hedel Road, Leckwith, Cardiff CF11 8DJ



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## Location

The subject unit is located on Hedel Road, just off Sanatorium Road, within the Leckwith area of Cardiff and within very close proximity to Canton, Pontcanna and Victoria Park whilst being only 1.5 miles West of Cardiff City Centre.

The surrounding area is predominantly residential with some light industrial and retail uses along with Treganna Primary School. The property is located very close to The Mill, which is regarded as one of Wales' largest regeneration programmes, creating a new urban village in Cardiff with 800 contemporary homes to the former Arjo Wiggins paper mill site.

## Description

The two storey mid-terrace warehouse unit provides accommodation on both ground and first floors with part brick and part clad elevations under a pitched roof. The property benefits from:

- Roller shutter entrance into warehouse
- Separate pedestrian access into reception / ground floor offices
- The unit is completely refurbished to include newly fitted offices
- New WC's and kitchenette on both ground and first floor
- Three phase electricity and gas
- Mezzanine storage

## Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

<b>Ground Floor</b>	<b>= 3,205 sq.ft.</b>	<b>  297.71 sq.m.</b>
<b>Mezzanine</b>	<b>= 1,862 sq.ft.</b>	<b>  172.96 sq.m.</b>
<b>First Floor</b>	<b>= 560 sq.ft.</b>	<b>  52.06 sq.m.</b>
<b>TOTAL</b>	<b>= 5,665 sq.ft.</b>	<b>  526.28 sq.m.</b>

The property benefits from 4 car parking spaces.

## Rates

The current Rateable Value of the property for the period 2022/23 is based on UBR multiplier of £0.535p. The Rates Payable for 2022/23 are as follows:

**Rateable Value = £17,500**  
**Rates Payable = £9,362.50**

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

## Tenure

The subject property is available on a Full Repairing and Insuring basis.

## Rent

**£30,000 per annum exclusive**

## Energy Performance Certificate

D98

## VAT

All figures quoted are exclusive of V.A.T. where applicable.

## Costs

Each party is to bear their own legal and professional costs incurred in the transaction.



## CONTACT

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