



## Unit 2 Alexandra Industrial Estate

Alexandra Industrial Estate, Cardiff, CF3 1EY

### To Let - Mid Terrace Industrial Warehouse

**7,271 sq ft**  
(675.50 sq m)

- Secure Estate With Fenced Boundary & Automatic Gates
- Established Industrial Estate
- Eaves of 6.3m
- Office and Welfare Facilities

# Unit 2 Alexandra Industrial Estate, Alexandra Industrial Estate, Cardiff, CF3 1EY

## Summary

<b>Available Size</b>	7,271 sq ft
<b>Rent</b>	£36,355 per annum
<b>Business Rates</b>	To be reassessed
<b>Service Charge</b>	£8,980 per annum Each tenant contributes towards the Estate Service Charge for the upkeep of the common parts of the estate.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (85)

## Description

Unit 2 comprises a mid-terrace warehouse 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

## Location

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.

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.

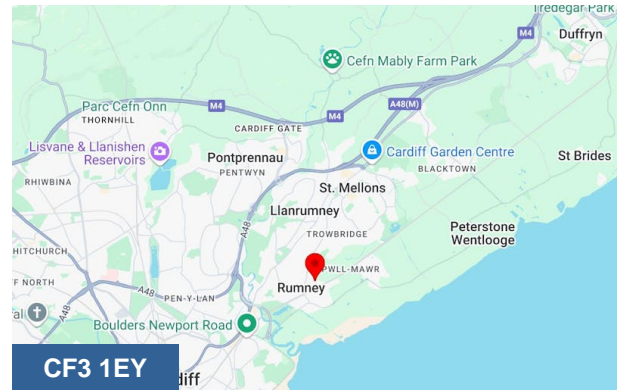
## Accommodation

The accommodation comprises the following areas:

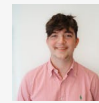
Name	sq ft	sq m	Availability
Mezzanine	368	34.19	Available
Unit	6,903	641.31	Available
<b>Total</b>	<b>7,271</b>	<b>675.50</b>	

## Terms

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



## Viewing & Further Information



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