

# TO LET

029 2037 8921 

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25 Park Place, Cardiff CF10 3BA 

1,560 SQ. FT. WAREHOUSE/INDUSTRIAL UNIT WITH 4 CAR PARKING SPACES



**Fletcher  
Morgan**

Unit E3, West Point Industrial Estate, Cardiff CF11 8JQ

## Location

West Point Industrial Estate is located on Penarth Road which is a main arterial route into the City Centre and houses a variety of national and local businesses including car dealerships, trade counter and retail operators.

Links to the M4 (Jct 33) are provided via the A4232, and the City Centre is approximately 3 miles away via Penarth Road.

## Description

The unit comprises a portal frame structure with brick elevation under a pitched roof.

The unit benefits from the following:

- Kitchen and W/C facilities
- Warehouse lighting
- Reception area
- Roller shutter door - 4.2 metres

## Accommodation

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

**Ground Floor = 1,560 sq.ft. | 144.98 sq.m.**

The property benefits from 4 car parking spaces.

## Rates

The current Rateable Value of the property for the period 2023/24 is based on UBR multiplier of £0.535p. The Rates Payable for 2023/24 are as follows:

**Rateable Value = £8,400**

**Rates Payable = £4,494**

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

**£15,000 per annum exclusive**

## Energy Performance Certificate

On application

## 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.




Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

## CONTACT

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