

Lamby Way Industrial Estate, Wentloog, Cardiff, CF3 2EX

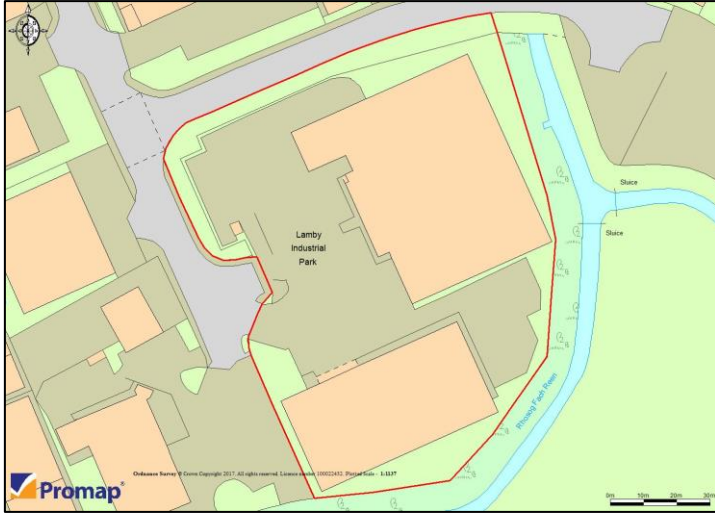
FOR SALE/TO LET – Industrial Warehouse/Complex

51,370 sq ft (4,773 sq m) on a site of 2.65 acres (1.07 hectares)



- Self-contained complex
- 5m minimum eaves height
- Close proximity to City Centre
- Large yard space
- 90 car parking spaces
- Excellent transport links

Lamby Way Industrial Estate, Wentlog, Cardiff



Location

Lamby Way Industrial Estate is situated in Wentlog, an established business location approximately 4 miles east of the City Centre. The location is also convenient for access to the A48(M) and the M4 Motorway at J29A & J30, approximately 6 miles and 4 miles north respectively via the Southern Distributor Road (A4161). The property is situated to the southern edge of the estate, accessed via Lamby Way close to its junction with Wentlog Avenue (B4239).

Description

The property comprises of two detached industrial/warehouse units on a secure self-contained site. The specification includes:

- Warehouse area incorporates part brick/part clad elevations; concrete floors, lighting and heating (gas) plus ancillary areas including staff/kitchen facilities
- Unit 1: 3 No. level loading doors and 2 No. dock level doors onto an internal raised platform
- Unit 2: 2 No. level loading doors
- c. 5m eaves
- External yard and palisade fencing
- 45% site coverage; c. 90 car parking spaces
- Mains services including gas, electricity and water

Planning

The estate has planning consent for B1, B2 and B8 (Business use) of the Town and Country Use Classes Order 1987.

Rent/Price

Available on application.

VAT

VAT is applicable.



Terms

The property is available by way of a freehold sale or on a Full Repairing and Insuring lease for a term to be agreed.

Rateable Value

Rateable Value (2010) £186,000.

EPC

A copy of the EPC is available on request.

Accommodation

Accommodation	Sq Ft	Sq M
Unit 1		
Warehouse	29,610	2,750
Office/Ancillary	3,530	328
Total Unit 1	33,140	3,078
Unit 2		
Warehouse	18,230	1,693
Total Unit 1 & 2	51,370	4,780

Legal Costs

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

Viewings

Strictly by appointment with sole agents:

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