

To Let

**Unit 3, Jubilee Trading Estate, East Tyndall Street,
Cardiff, CF24 5EF**

9,849 sq ft (915.00 sq m) GIA

- Close Proximity to City Centre
- Established Industrial Location
- Office space & WC's
- Designated Parking & Yard Space
- Capable of Sub-Division



Location

Jubilee Trading Estate is located off East Tyndall Street, Cardiff. The property benefits from excellent transport links to both Cardiff city centre, approximately 1 mile to the north west, and to Junction 33 and 29 M4 motorway via the A4232 and A48 respectively.

Within the immediate vicinity there are a mixture of industrial, retail, office and trade counter operators. Surrounding occupiers include Lidl, Howdens, Premier Inn and Peacocks Headquarters.

Description

Unit 3 comprises an end of terrace with open storage, office space, entrance foyer and WC facilities and there is opportunity to sub-divide the unit subject to terms.

Specification

The unit is of brick and blockwork construction and further includes:

- Steel framed roof
- Concrete flooring
- Fluorescent strip lighting
- Office space
- WC facilities
- Yard space
- Designated parking

Services

We understand that all mains services including gas, water, electricity and drainage are available to the property.

Viewings

Strictly by appointment with the sole Agents.

Legal Costs

Each party is to bear their own legal costs.

Accommodation

Floor / Unit	Description	Property Type	Size	Availability
Unit	3	Industrial/Logis	9,849 sq ft	Available

EPC

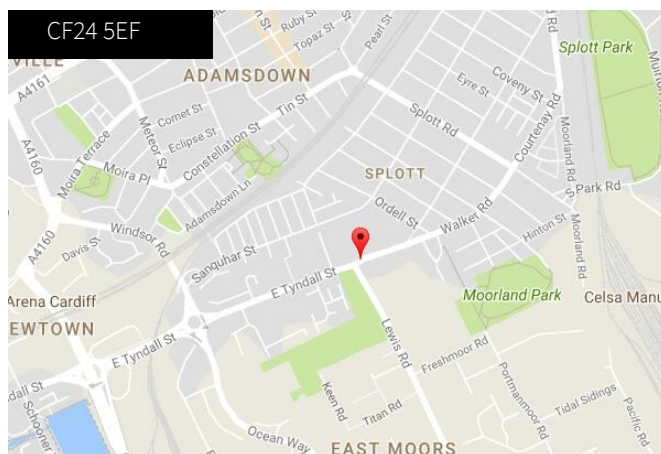
This property has been graded as 115 E.

Rent

Available on Request

Business Rates

Rates Payable (2017/2018): £17,589.75 per annum
(based upon Rateable Value: £35,250 and UBR: 49.9p)



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