

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

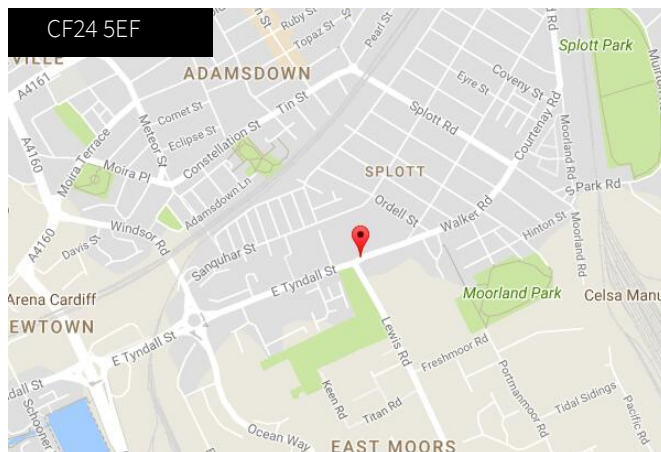
This property has been graded as 115 E.

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)



Contacts

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JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.

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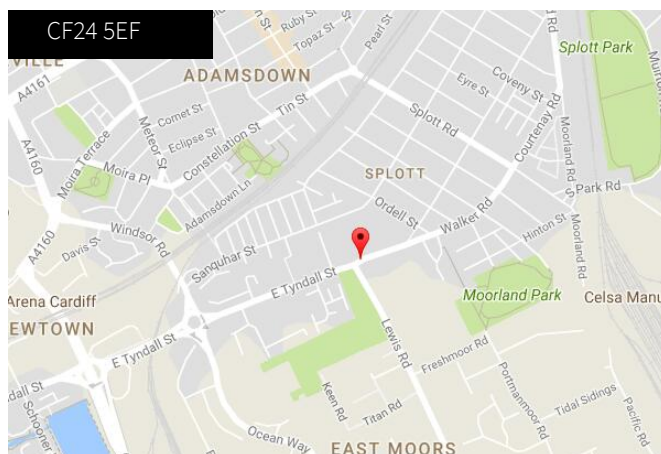
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