

INDUSTRIAL UNIT TO LET

Cardiff

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PROPERTY CONSULTANTS



INDUSTRIAL // TRADE COUNTER / WAREHOUSE UNIT

**Unit 16F
Whittle Road
Cardiff
CF11 8AT**

**2,960 sq ft
(274.99 sq m)**

Secure unit with loading door
Refurbishment complete
Last unit remaining



Unit 16F Whittle Road, Cardiff, CF11 8AT

Location

The subject property is situated on Whittle Road which is accessed from Hadfield Road in an established warehouse and trade counter area.

The property is approximately 2 miles to the south west of Cardiff city centre. Access to the national motorway network is via the A4232 which connects to Junction 33 of the M4 motorway approximately 7 miles to the north west of the subject premises.

Nearby operators include BA Cash & Carry, Izuzu, Tanners, Robert Price Builders Merchant, Cole Contractors, Fix Auto, N&C Tile and Bathroom and SW Fleet Wheel Commercial Factors.



Description

The property comprises a complex of refurbished industrial / warehouse units. Unit F benefits from a large amount of natural daylight. The unit has a roller shutter and pedestrian door. Internally, there is a WC.

The unit has a minimum eaves height of 2.85m

extending up to 5.34m at apex.

A secure yard is available separately or in addition.

Accommodation

Area	Sq ft	Sq m
Unit 16F	2,960	274.99
TOTAL	2,960	274.99

All measurements are approximate Gross Internal Areas.

Services

We understand that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

We understand that the accommodation has planning consent for offices but all interested parties should make their own enquiries to the Planning Department of Cardiff Council. Tel: 029 2087 2087 or www.cardiff.gov.uk.

Lease

The accommodation is offered by way of a new full repairing and insuring lease.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Rent

Quoting Rent
£4.99 per sq ft per annum.

Business Rates

The property has a Rateable Value of £13,500.

Interested parties should make their own enquiries to Cardiff Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

Energy Performance Certificate

The energy performance certificate rating is B (48). The full certificate and recommendations can be provided on request.

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The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

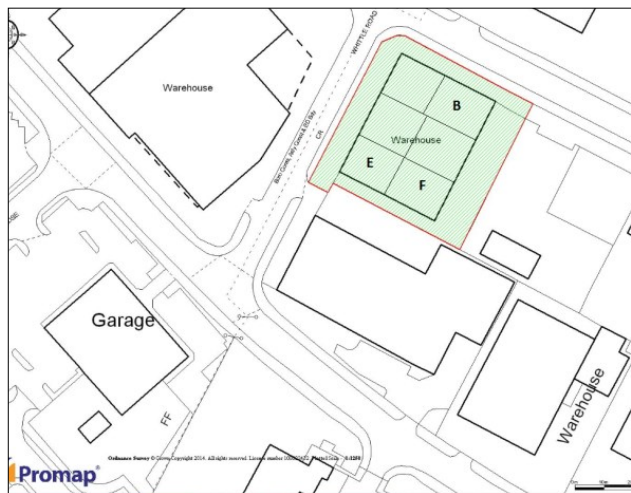
Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent price. We recommend that the prospective tenants establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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