



TO LET

Unit 16C, Whittle Road

Cardiff, CF11 8AT

Trade Counter / Industrial / Warehouse – 3,010 sq ft GIA

Location

The Property is located on Whittle Road, accessed from Hadfield Road and 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, Robert Price Builders Merchant and The Garage Door Centre.

M4

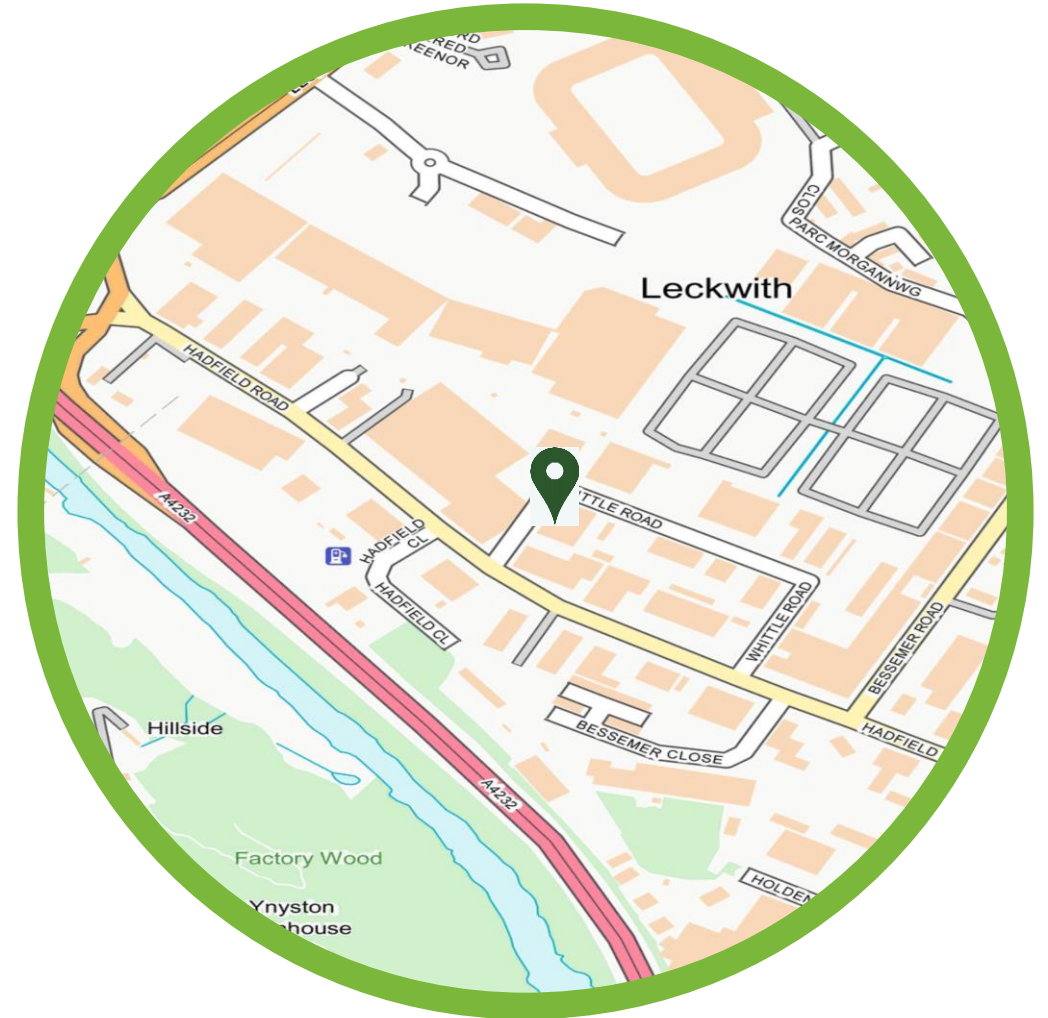


7 miles

Cardiff City
Centre



2 miles



Accommodation

Description

The property is of steel port frame construction benefitting from:

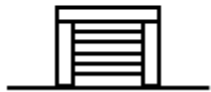
- A good amount of natural light
- Roller shutter door (4.5m[h] x 3.74m[w])
- Office, kitchen and WC.
- Concrete floor.
- Minimum eaves height of 2.75m extending up to 5.34m at apex.
- Single phase electricity.

Services

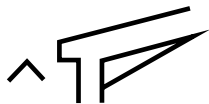
We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Ground Floor	3,010	279.64
TOTAL	3,010	279.64

Surface level
Door



Min eaves height
2.75m



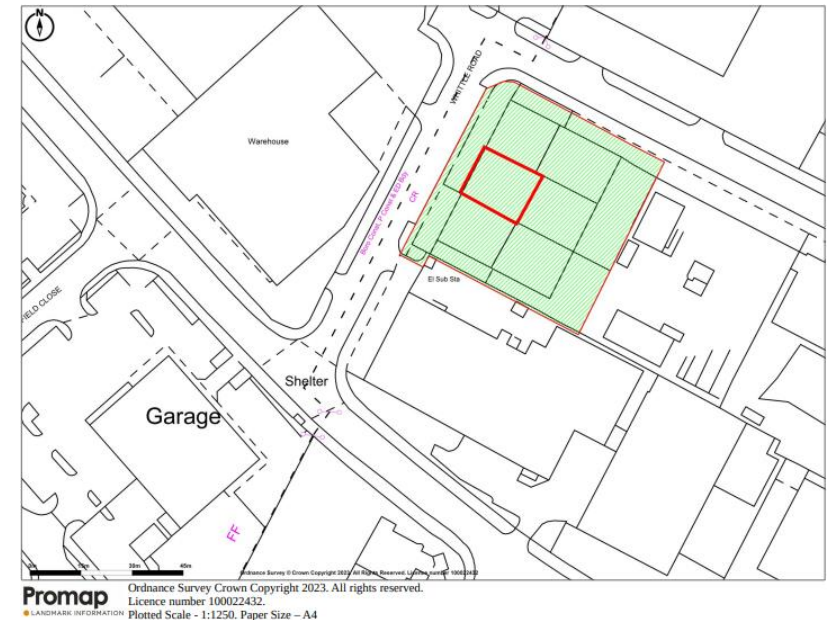
Kitchenette



Industrial &
Trade Counter



WC
facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for industrial use but any occupier should make their own enquiries to the Planning Department of Cardiff City Council.

Tel: 02920 872087 or (www.cardiff.gov.uk)

Business Rates

The Rateable Value has been assessed at £12,500 as at 1st April 2023. Rates payable are approx. £6,687.50 using the current UBR of 0.535.

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.

VAT

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

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease/Tenure/Terms

The property is available on a new full repairing lease with terms to be negotiated.

Rent

The property is offered to let for £24,600 per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

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 the landlord's discretion.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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



Alder King Property Consultants

18 Park Place
Cardiff
CF10 3DQ

www.alderking.com

AK Ref: OY/AK/98640

Date: September 2023

Subject to Contract



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Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

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 regulations. 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.



