

# ROBERT CHAPMAN & COMPANY

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**PROPERTY PARTICULARS**

## TO LET- BY ASSIGNMENT

INDUSTRIAL PROPERTY

UNIT 4 RHYMNEY RIVER BRIDGE INDUSTRIAL ESTATE

OFF NEWPORT ROAD, CARDIFF



**482 sq m – 5,192 sq ft**

### COMMERCIAL PROPERTY CONSULTANTS

Messrs. Robert Chapman & Company for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor institute part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. No person in the employment of Messrs. Robert Chapman & Company has any authority to make or give any representation or warranty whatever in relation to this property;
4. All terms quoted are exclusive of VAT unless otherwise stated. Prospective purchasers and lessees should make their own enquiries to establish whether or not the transaction may be subject to the addition of VAT and the implications thereof.

**LOCATION:**

Unit 4 is located on Rhymney River Bridge Industrial Estate, which in turn is located just off Newport Road on the east side of Cardiff. Rhymney River Bridge Road is between Matalan and Bathstore.com.

The location of the unit provides easy access to the A4232 [Southern Way], which leads to the A48 (M) and then to the M4. It is within a mile or so of the City Centre.

**DESCRIPTION:**

The unit is a semi-detached unit adjacent to unit 5. It comprises a portal frame building built of brick, clad with profiled cladding under a corrugated asbestos roof. There is a secure storage compound to the rear and car parking to the front and side. The existing doors have roller shutter grills for security. There are two large roller shutter doors to the side of the unit, each having a width of just over 4 metres, with a height of approx.4.2 metres.

Internally, there are offices on the ground floor and first floor. The ground floor comprises: an under stairs cupboard; reception office and one further office; together with w/c serving the production / warehouse area. The first floor comprises: a seated waiting area; two offices; small kitchenette and w/c.

**ACCOMMODATION:**

The unit is approximately 482 sq m in area [5,192 sq ft]. The width is approx.12 metres and the length is approx.36 metres. The depth of the internal office – wall to wall – is 3.82 metres. The first floor accommodation extends to approx.45.6 sq metres (3.8m by 12m).

The maximum internal height is 5.79 metres. The eaves height is approx. 4.3 metres.

The current occupier has built a metal-framed mezzanine floor of approx. 140 sq m (1,500 sq ft).

**TENURE**

The property is available by way of an assignment of the existing lease: a 5-year lease from 13<sup>th</sup> June 2001 at a passing rent of £21,000 per annum.

**SERVICES**

All mains services are available: water, gas, and electricity.

**RATES**

For 2004/ 2005, the rateable value is: £17,750. The business rate payable is £8,023.

**VIEWING:**

All viewings are to be conducted through the sole agent.

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