

your GATEWAY to success...



## To Let

Units 3,300 - 25,000 sqft

**STORAGE PRODUCTION  
DISTRIBUTION AND OFFICE  
DEVELOPMENT**

**WITHIN 1/2 MILE OF A48(T)  
PENTWYN INTERCHANGE**

**WITHIN 1 1/2 MILES OF  
JUNCTIONS 29 & 30 OF  
M4 MOTORWAY**

**AMPLE ON SITE PARKING**



**PENTWYN**  
BUSINESS CENTRE  
C A R D I F F

## LOCATION

The Business Centre is situated in North East Cardiff and is within 1/2 mile of the Pentwyn Interchange of the A48(T) dual carriageway link to the M4 and the City Centre. Junctions 29 and 30 of the M4 motorway are within 1 1/2 miles of the site giving access both to the East and West bound motorway. The Centre is adjacent to Panasonic's major production base in the UK and near at hand are numerous other distribution centres for various logistic operators including Boots Plc.

## DESCRIPTION

The Business Centre consists of six units in varying sizes generally constructed of a steel portal frame with a brick and profiled cladding exterior. The units are multi flexible and all have an adequate range of offices. All units are capable of amendment to incorporate additional office space if required. Parking provisions are generous and the sites are in a secure environment being gated and fenced. The landlords are prepared in consultation with all tenants to consider as part of any Service Charge arrangements the provision of 24 Hour security.

## SPECIFICATION

- ☆ Sealed concrete floor to Workshop/Warehouse areas
- ☆ Non-slip sheet flooring or PVC tiles to WC areas
- ☆ Carpet tiles to all office and common parts
- ☆ Suspended ceilings with lay in grid to all offices
- ☆ Category 2 lighting to all offices
- ☆ Lighting to all Workshop/Warehouse areas
- ☆ External Security Lighting to all units
- ☆ Full power installation to offices and all Workshops/ Warehouses
- ☆ Heating Installation to offices and Workshop/Warehouses
- ☆ Fire and Burglar Alarms fitted to all units
- ☆ Sprinkler Installation to Unit 1

## ACCOMMODATION

	Ft <sup>2</sup>	M <sup>2</sup>	Car Parking
Unit 1	25000	2322	60
Unit 2	12175	1131	30
Unit 3	3468	322	10
Unit 4	3468	322	10
Unit 5	3342	310	10
Unit 6	3342	310	10

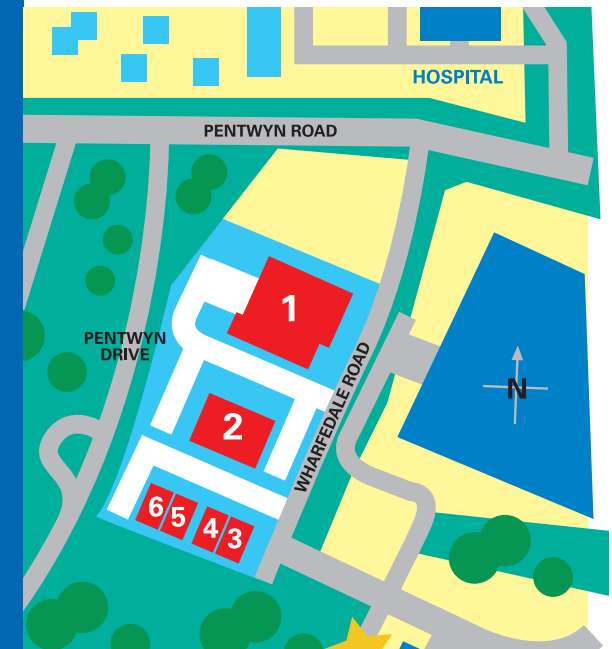
## CONTACT

For further information contact:



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BUSINESS CENTRE

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