

# ROBERT CHAPMAN & COMPANY

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## PROPERTY PARTICULARS

# INDUSTRIAL PREMISES -TO LET



**SPRINGMEADOW BUSINESS PARK, WENTLOOG, EAST CARDIFF**

**Approx.430 sq m [4,625 sq ft]  
PLUS LARGE YARD AREA**

### 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**

The property is located next to Precision Profiles, off Spring Meadow Road, Spring Meadows Business Park. It is approximately 4 miles east of Cardiff City Centre and within ½ mile of direct access to the M4 motorway via the A48.

## **DESCRIPTION**

The property is a modern four bay portal framed industrial building built of cavity brick and block work, with insulated side and roof cladding. Reception, offices etc are located at the front of the building, with single storey stores (with mezzanine space above) located to the rear of the warehouse area. The entire site on all boundaries is fenced with security fencing. The area of the property is 0.25 ha (0.64 ac).

## **ACCOMMODATION**

### **Main Industrial Building:**

Gross Internal Area (GIA) – ground floor:	377.76 sq m	4,066 sq ft
Gross Internal Area (GIA) – first floor:	<u>51.97 sq m</u>	<u>559 sq ft</u>
	<u>429.73 sq m</u>	<u>4,625 sq ft</u>

### **Lean-to / Garage.**

GIA	76.16 sq m	820 sq ft
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## **SERVICES**

We understand that all main services are available, namely, water, gas and electricity.

## **PLANNING / ENVIRONMENTAL**

We understand that the property has consent for uses under classes B1, B2 and B8. Furthermore we understand that the property has the benefit of a licence to operate as a Transfer Station.

## **TENURE**

The property is available to rent on full repairing and insuring lease terms.

## **RENT**

The property is offered to rent at £30,000 per annum.

## **GRANT ASSISTANCE**

The property lies within a tier two grant assisted area. For further information, contact Cardiff C.C.

## **VAT**

We are informed that the property is registered for VAT

## **RATING**

Rateable Value: £28,750

Rates Payable: £12,448.75p (43.4p in the £)

## **LEGAL COSTS**

Each party is to be responsible for their own legal costs. Please note the Code of Practice for Commercial Leases in England & Wales.

## **VIEWING / FURTHER INFORMATION**

Please contact the sole selling agent: Robert Chapman & Company

e-mail: [robert@rchapmanandco.com](mailto:robert@rchapmanandco.com)

[www.rchapmanandco.com](http://www.rchapmanandco.com)

**Tel: 02920 653280**

**M: 07909 992964**

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