

To Let

Wentloog CARDIFF CF3 2EW

2,101 sq ft to 25,904 sq ft

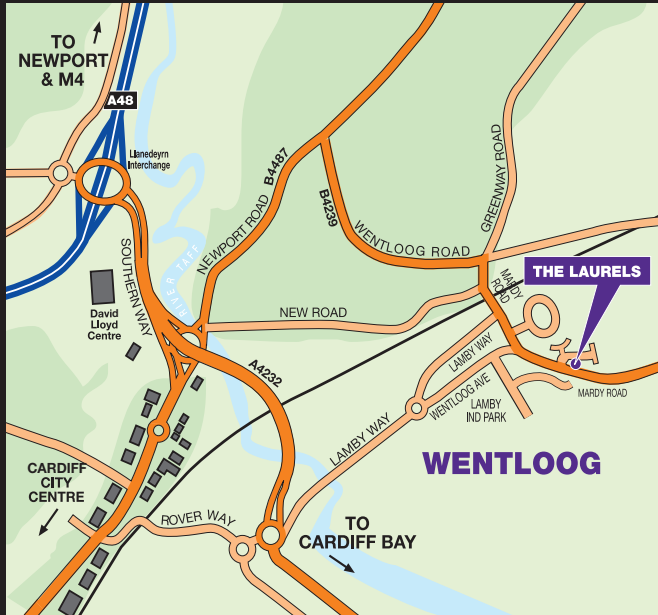


- Modern production distribution units
- Secure fenced site
- Can combine or subdivide units
- Good access to A48 / M4

The Laurels CF3 2EW

LOCATION

The Laurels is located on Heol Y Rhosog off Mardy Road in Wentloog, Cardiff, 2.9 miles (4.8 km approx) from the City Centre. Access to the M4 at J29 and J30 is via Rover Way / Southern Way and the A48(M).



DESCRIPTION

- minimum clear eaves height 4.9m;
- steel portal frame construction;
- brick and coated steel clad elevations;
- concrete floors, excellent lighting and security cameras (B1-B3);
- Ample on site private parking;
- Secure site with steel palisade fencing and gates.

SERVICES

The units benefit from gas, 3 phase electricity (200kVA supply per unit), water and mains drainage.

GRANT STATUS

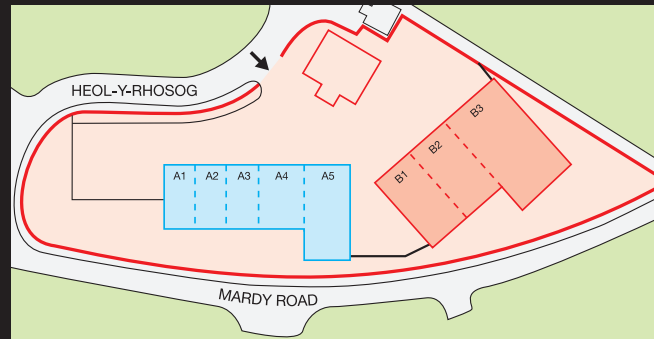
The property is located in a Tier 2 area for Regional Selective Assistance. For further information contact the Welsh Assembly Government on 0845 010 3300.

RATEABLE VALUE

The units will be separately assessed, contact the letting agents for further details.

AVAILABILITY

The units are immediately available and can be combined or subdivided to meet occupiers' requirements.



SCHEDULE OF AREAS

Unit no.		sq m	sq ft
A1	LET	200.6	2,159
A2	LET	198.9	2,139
A3		195.2	2,101
A4		297.1	3,197
A5		448.2	4,824
Sub Total		1,340.0	14,420
B1		383.1	4,123
B2		383.1	4,123
B3		700.2	7,536
Sub Total		1,466.4	15,782
Total		2,806.4	30,202

TERMS

The units are available on new FRI leases for a term to be agreed.

RENT

Available on application.

FURTHER INFORMATION & VIEWINGS

For further information and to arrange a viewing please contact the letting agents:

CONTACT

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