

TO LET

QUOTING RENT REDUCED



Unit 1 The Stone Yard Ninian Park Road Canton, Cardiff CF11 6HE

- Available September 2022
- Warehouse & Office Space
- Approximately 2,486 sq ft/ 230.84 m2 Gross Internal Area
- Prominent Location

Location

The property is located on Ninian Park Road one of the main thoroughfares linking Cardiff City Centre with its western suburbs. The property is well located in terms of prominence and access and is within close proximity of Cardiff City Centre. The immediate area comprises a mixture of commercial and residential uses and the subject property is located on a purpose built industrial / commercial site. The property has good access onto the A4232 which in turn provides access to Junction 33 of the M4 to the north and to Cardiff Bay to the south.

Description

The subject property comprises a semi-detached commercial premises of steel portal frame construction with profile and brick elevations. The property is accessed via a full height roller shutter door and has a concrete yard area to the front for parking and circulation.

Internally the property provides warehouse space at ground floor level which is full height to the eaves (2.79m) with further storage space under the office mezzanine which also leads to a kitchen and WC area.

There is a secure storage room to the rear of the unit along with a rear access door onto a small external area.

The property benefits from roller shutter door access (4.07m high x 3m wide) as well as personnel door access into a reception lobby area.

An internal staircase gives access to the first-floor area which comprises 3 N° offices along with kitchen, stores, and WC. The offices have dado trunking, suspended ceilings with inset lighting. The kitchen area also houses the wall mounted gas boiler which provides heating to the office area.

The unit also benefits from air conditioning and has UPVC windows throughout.

Accommodation

The accommodation as follows has been measured on a gross internal area basis in accordance with RICS Property Management, 2nd Edition, January 2018:-

Ground Floor	sq m	sq ft
Warehouse, Storage & Ancillary	135.48	1458
Mezzanine Storage	22.08	238
1st Floor		
Offices, Stores & Kitchen	73.43	790
Total GIA	230.84	2,486

Tenure & Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Quoting Rental

£18,000 per annum exclusive.

Energy Performance Rating

The EPC Certificate that has been provided indicates that the subject property will fall within the acceptable energy performance range for the purposes of the Act, being rated as D / 99. (Certificate N° N° 9706-3087-0149-0100-0091 (valid until the 10th March 2024). A copy of the certificate is available upon request.

Rateable Value

Description: Workshop & Premises

Rateable Value: £12,500 (2017 List)

Please note that Hutchings & Thomas cannot confirm the level of any payments to the Local Authority and any further enquiries will need to be made to Cardiff City Council – www.cardiff.gov.uk.

Legal Costs

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

VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Hutchings & Thomas will require any tenant / purchaser to provide proof of identity along with any other required documents.

Viewing

Strictly by appointment with sole agents Hutchings & Thomas.

Contact

For more information contact Haydn Thomas:

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Important Notice

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**HUTCHINGS
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