

For Sale



Unit 18 Waterside Business Park Lamby Way Cardiff CF3 2EQ

- Long Leasehold interest, 999 years from March 2008
- GIA approx. 334.06 m² / 3,596 sq. ft
- Office and Warehouse space.
- Suitable for alternative uses, excluding Vehicle Repairs (subject to the required consents)
- On-site parking / loading

Location

The property is located on the Waterside Business Park to the east of Cardiff city centre. The park is a popular location from both national and local occupiers. The estate is approximately 2-miles from the A48 (M) which links directly with the M4 motorway at Junctions and 30.

Cardiff city centre is approximately 4-miles to the west and is accessed via Rover Way or Newport Road.

Description

The subject property comprises of an end terraced unit of steel portal frame construction with insulated steel sheet elevations and mono pitch roof and briefly comprises:-

Ground Floor

Entrance hallway, WC, Kitchen facilities and warehouse storage.

The ground floor warehouse has strip lighting with the sub areas created by stud partitioning allowing for potential occupiers to 'open up' and create flexible space.

1st Floor

3 N° distinct office areas – one of which contains a tea point.

The first floor has natural lighting, with suspended ceilings and inset diffused lighting. The offices have dado trunking throughout.

Heating is via electric wall mounted heaters.

The property has electric shutter access to the warehouse area and glazed double door access to the reception area. The reception frontage also has a protective roller shutter door.

To the front of the building is a loading area with 4-5 car parking spaces.

Being an end terraced unit it also benefits from a rear area providing a further parking area for approximately 2-3 cars.

Accommodation

The accommodation as follows has been measured on a gross internal area basis in accordance with the latest with the latest edition of the RICS Code of Measuring Practice.

	sq m	sq ft
Ground Floor	169.82	1828
1st Floor	164.24	1768
Total	334.06	3596

Tenure & Terms

The premises are offered on a long leasehold basis for a term 999-year from 25th March 2008 at a peppercorn rent. A copy of the lease is available upon request.

Quoting Price

We are seeking offers in the region of £310,000 (Three Hundred and Ten Thousand Pounds).

Estates Service Charge

An Estates Service Charge is payable. Further details upon request.

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 E / 120. (Certificate N° 3725-0174-9286-6106-5585. Valid until 17th June 2031). A copy of the certificate is available upon request.

Rateable Value - 1st April 2026 – present

Description:	Warehouse and Premises
Local Authority:	Cardiff
Local Authority Ref N°:	323410000747001800
Rateable Value:	£13,500

We noted from the VOA Rateable Assessment that the first-floor mezzanine is not included in the above calculation and therefore the premises would need to be revalued.

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 directly to Cardiff 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:

Haydn Thomas

01633 214 444

ht@hutchings-thomas.co.uk

Important Notice

Hutchings & Thomas gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained here in (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any area, measurements or distances referred to herein are approximate only. 6. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulation or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not be way of statement of fact.