

# To Let

Chiltern Close, Cardiff Industrial Park,  
Llanishen, CF14 5DL



Warehouse / Industrial  
414 sq m (4,452 sq ft)

## PROPERTY FEATURES

- Unit 6C - end of terrace warehouse / industrial unit
- Two storey office accommodation
- Minimum eaves height of 5.5m
- Established commercial location in popular estate
- Close proximity to Junction 32 of the M4 Motorway

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## LOCATION

The property is situated on Cardiff Industrial Park in Llanishen, a northern suburb of Cardiff which lies approximately 3.5 miles north of the city centre.

Road connections are provided via the A470 (North Road) to both the city centre and Junction 32 of the M4 Motorway.

Cardiff Industrial Park is an established mixed use office, industrial and retail location. Major occupiers in the area include Selco, Royal Mail, Greggs, S4C and Screwfix.

Lifestyle Shopping Park is adjacent to the Industrial Park and occupiers include Marks and Spencer, Starbucks, Laura Ashley, Home Sense and Boots.

Ty Glas Railway Station is located within walking distance of the property which provides connections to Cardiff Queen Street (8 minutes) and Cardiff Central (16 minutes).

## DESCRIPTION

This end of terrace unit is of steel portal frame construction with lower elevations of brickwork and the upper elevations and pitched roof of steel profiled cladding.

Internally, the unit benefits from open warehouse space that has a minimum eaves height of 5.5m and is accessed via a level access roller shutter door.

Two storey office accommodation offering a number of cellular rooms, toilets and kitchen are within the curtilage and accessed via a separate pedestrian door to the front elevation.

The warehouse has level access and a roller shutter door for vehicle access and loading.

## ACCOMMODATION

Description	Sq M	Sq Ft
Warehouse	241.65	2,601
GF Office / Ancillary	89.16	960
FF Office	82.75	891
<b>Total</b>	<b>415</b>	<b>4,452</b>

## TENURE

Available on a new Full Repairing and Insuring lease.

## RENT

On application.

## RATEABLE VALUE

Warehouse and Premises - £19,250 (2017 list).

## SERVICES

All mains services including 3 phase electricity are available to the property.

## SERVICE CHARGE

Any ingoing tenant will be responsible for a proportion of the Estate Service Charge for costs incurred in maintaining the common areas of the estate.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D (88)

Certificate is available on request.

## LEGAL COSTS

Each party to bear their own legal and surveyors costs incurred in the transaction.

## VAT

VAT will be charged on the costs.

## VIEWING / FURTHER INFORMATION:

Please contact Sole Agents Knight Frank.



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