

# INDUSTRIAL / WAREHOUSE UNIT TO LET

## Cardiff

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PROPERTY CONSULTANTS



### SEMI-DETACHED INDUSTRIAL UNIT WITH OFFICE ACCOMMODATION

**Unit 3  
Hunter Industrial Estate  
Seawall Road  
Cardiff  
CF24 5TH**

**1,990 sq ft  
(184.9 sq m) GIA approx**

- Established industrial location
- Close to main arterial routes



# Unit 3, Hunter Industrial Estate, Seawall Road, Cardiff, CF24 5TH

## Location

The Property is located in an established industrial location on Seawall Road, which lies approximately 3 miles to the east of Cardiff City Centre. The location provides easy access to the A48, the arterial route to Junction 29 and 30 of the M4 Motorway. The estate is within close proximity to the Eastern Bay Link Road and in turn the A4232 peripheral distributor road.



## Description

The Property comprises a semi-detached warehousing unit configured to include 2 separate offices, incorporating kitchen and W/C facilities. There is a roller shutter door which measures approximately 3.62m (w) x 3.09m (h). The building is of steel portal frame construction with part profiled steel cladding and brick elevations under a pitched profile roof incorporating translucent panels.

Externally there is customer parking directly to the front of the unit. Eaves height is approximately 3.60m extending to 5.99m at the apex.

## Accommodation

Area	Sq ft	Sq m
Unit 3	1,990	184.9
<b>TOTAL</b>	<b>1,990</b>	<b>184.9</b>

All measurements are approximate Gross Internal Areas.

## Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

## Planning

We understand that the accommodation has planning consent for its current use but all interested parties should make their own enquiries to the Planning Department of Cardiff County Council on 029 2087 2082 or [www.cardiff.gov.uk](http://www.cardiff.gov.uk)

## Lease

The accommodation is offered by way of a new full repairing and insuring lease, for a term of years to be agreed.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Rent

£12,000 per annum exclusive.

## Business Rates

The property has a rateable value of £8,900 as at April 2017. Thus rates payable for 2018 will be approximately £4,441 per annum using the current multiplier of 0.499.

Interested parties should make their own enquiries to Cardiff County Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

## Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

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## The Code for Leasing Business Premises in England and Wales 2007

Please see [www.leasebusinesspremises.co.uk](http://www.leasebusinesspremises.co.uk).

## Asbestos Regulations

It is the responsibility of the tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent. We recommend that prospective tenants establish the implications before entering into any agreement.

## Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

## Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

## Viewing Arrangements

For further information or to arrange an inspection, please contact the sole agents.

## Alder King Property Consultants

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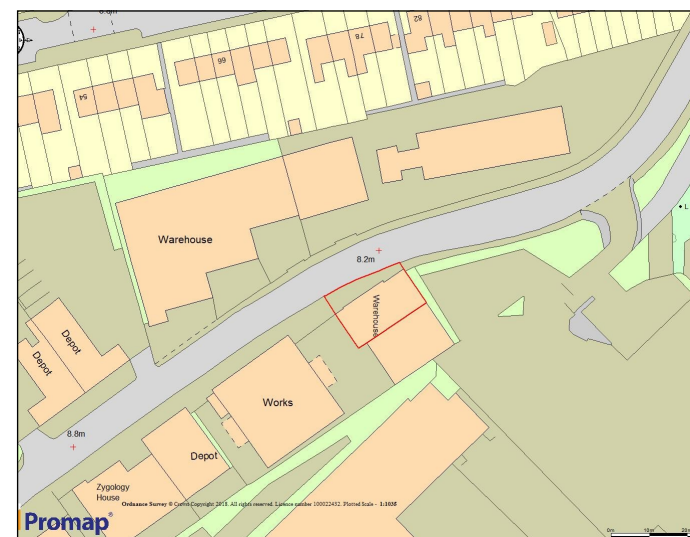
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