

**HIRONS**  
**MORGAN**  
**& YAPP**

PROPERTY ADVISORS & CONSULTANTS

**To let**  
**Modern workshop/warehouse unit**



**Unit 4 East Moors Business Park**  
**East Moors Road**  
**Cardiff**



**(029) 20 388988**

## Location

East Moors Business Park is conveniently located just to the south of Cardiff city centre.

The estate adjoins Ocean Park which is widely regarded as Cardiff's prime commercial and business location.

Rover way provides a direct link to the M4 to the east and the A4232 Grangetown Link joins with junction 33 of the motorway to the west.

## Accommodation

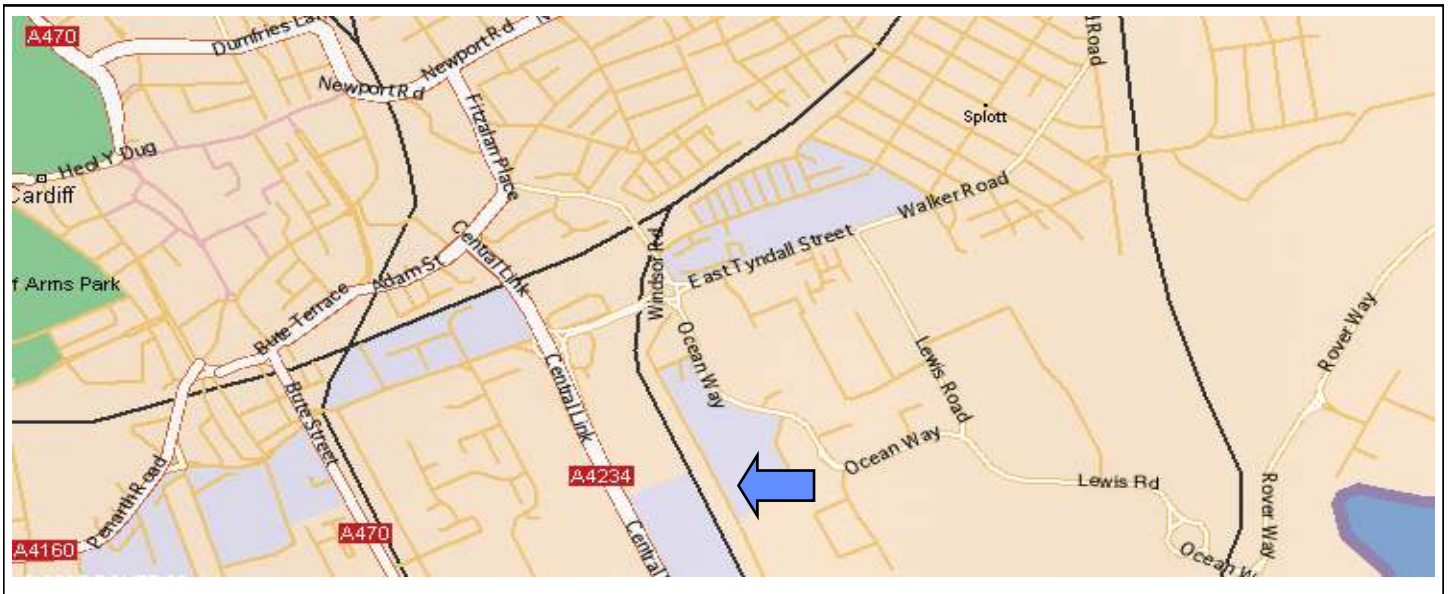
Ground floor 928 sqft 86 sqm

First floor 860 sqft 80 sqm

## Rates

Rateable value £8600

Rates payable 2009/10 £4205 per year



## Description

The property comprises a workshop/warehouse unit. The specification includes:

- Brick/block elevations with profile cladding above
- Roller shutter door access
- Lined roof with roof lights
- Fluorescent lighting
- Gas central heating
- 4.6 m eaves
- Offices
- WCs
- Upper floor storage/office

## Terms

The property is available to let on a new full repairing and insuring lease at a rental of £7950 per annum exclusive.

## VAT

VAT is payable in addition.

## Further details

Contact Mark Hirons.

The particulars contained within this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted in these particulars may be subject to VAT in addition.



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