

HIRONS
MORGAN
& YAPP

PROPERTY ADVISORS & CONSULTANTS

To let
Modern workshop/warehouse unit
With high office content



Unit 5 East Moors Business Park
East Moors Road
Cardiff
CF24 5JX



(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

The property has a gross internal area of 1414 sqft (131 sqm)

In addition there are first floor offices of around 829 sqft (77sqm)

Rates

Rateable value £8400

Rates payable 2017/18 £1676



Description

The property comprises a workshop/warehouse unit which has been fitted out internally to provide a mixture of stores/light production and offices. The specification includes:

- Brick/block elevations with profile cladding above
- Roller shutter door access
- Lined roof with roof lights
- Fluorescent lighting
- 4.6 m eaves
- First floor offices
- WCs
- Kitchen

Terms

The property is available to let on a new full repairing and insuring lease at a rental of £8,500 per annum exclusive.

VAT

VAT is payable in addition.

Further details

Contact Mark Hiron.

*Hiron Morgan and Yapp have a personal interest in the property.

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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