

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

PROPERTY ADVISORS & CONSULTANTS

**To let**  
**Modern workshop/warehouse**  
**unit/offices suitable for a number of**  
**alternative uses**



**Unit 4 Templar Parc**  
**East Moors Road**  
**Cardiff CF24 5EW**



**(029) 20 388988**

## Location

Templar Parc 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	1550 sqft	144 sqm
First floor	603 sqft	56 sqm
TOTAL	2153 sqft	200 sqm

## Rates

Rateable value £8300

Rates payable 2017/18 £4142 per year  
(Small business rates relief may apply)



## Description

The property comprises a workshop/warehouse unit which has been fitted out internally at ground and first floor. The specification includes:

- Brick/block elevations with profile cladding above
- Roller shutter door access
- Fluorescent lighting
- Partial gas central heating
- Offices/studios
- WC
- Kitchen

## Use

The property has been used as a dance studio but can be converted back into a workshop/warehouse or alternative uses may include gym, trade counter or offices

## Terms

The property is available to let on a new full repairing and insuring lease at a rental of £9900 per annum exclusive.

## EPC

To be provided shortly

## Further details

Contact Mark Hiron.

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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