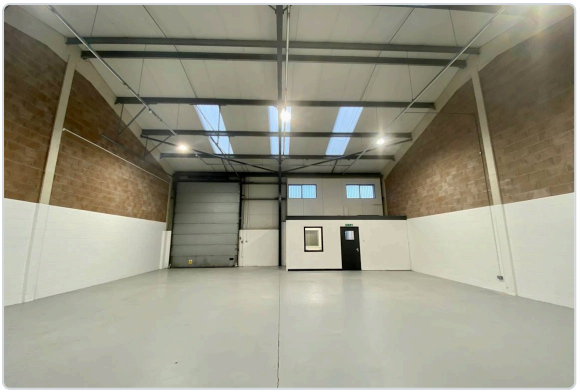
Lamby Way Workshops

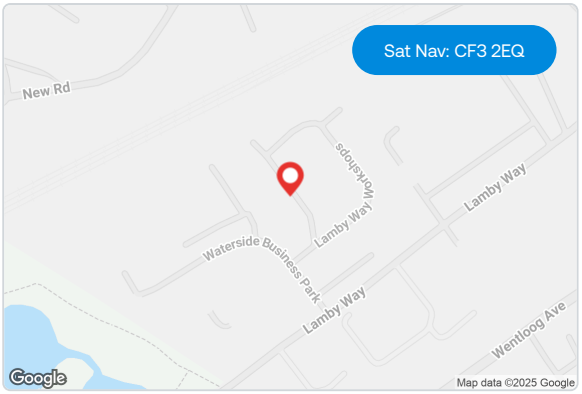
Cardiff, CF3 2EQ

Warehouse | 2,000 - 4,000 ft²

- LED lighting
- Easy access to M4
- Three phase power
- Roller shutter doors
- Forecourt parking and loading
- 24 hour access







Description

Lamby Way Workshops comprises of six industrial units. Each unit has it's own car parking spaces to the front. Units have a roller shutter door, pedestrian entrance, internal offices, 3 phase electric and W.C.

Location

Lamby Way Workshops is situated approximately 3 miles east of Cardiff City Centre, with access via Rover Way or Newport Road. The location also benefits from easy access to the M4 motorway via the A4232 and A48

Further information

Rent
Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be review and adjusted on renewal. Full terms available on request.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

James Moriarty-Simmonds
Mileway
walesandsouthwest@mileway.com
0292 168 0815

Tom Rees
Jenkins Best
tom@jenkinsbest.com
07557 161 491

Craig Jones
Jenkins Best
craig@jenkinsbest.com
029 2034 0033

Henry Best
Jenkins Best
henry@jenkinsbest.com
07738 960 012



Accommodation:

Prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
5	Warehouse	2,000	Immediately	1,350	835	E
6	Warehouse	2,000	Immediately	1,350	835	B
Total		4,000				

Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be review and adjusted on renewal. Full terms available on request.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway