

TO LET

UNIT 3 SENLAN INDUSTRIAL ESTATE

RHYMNEY RIVER BRIDGE ROAD, CARDIFF, CF23 9AF

423.64 sq m (4,560 sq ft) Self-Contained Mid-Terrace

The light industrial unit of steel frame construction with pitched roof benefits from open production / warehouse accommodation, and a two storey office and welfare amenity block. Located on Senlan Industrial Estate, approximately 2.5 miles east of Cardiff city centre, it has excellent road connections. It is situated on Rhymney River Bridge Road, providing direct access onto the A4161, a major arterial route, linking to the city centre to the A48(M) and M4. Avenue Retail Park is immediately adjacent with occupiers including: Home Bargains and Matalan.

KEY FEATURES

- 5m Min. Eaves height
- Office accommodation
- Single level roller shutter door
- Excellent road connections

TENURE AND TERMS

The property is available on a new lease on terms to be agreed.
Annual rent £27,360 excl. VAT.

SERVICE CHARGE

£2,050 per annum excl. VAT.
Exclusive – current annual budget.

ANTI-MONEY LAUNDERING REGULATIONS

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, Cushman & Wakefield will require certain information of the successful bidder.

In submitting a bid, you agree to provide such information when Heads of Terms are agreed.



FOR MORE INFORMATION, PLEASE CONTACT

Rob Ladd
Partner

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11-13 Penhill Road
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cushmanwakefield.com

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RATING

Rateable value (2023): £21,500.

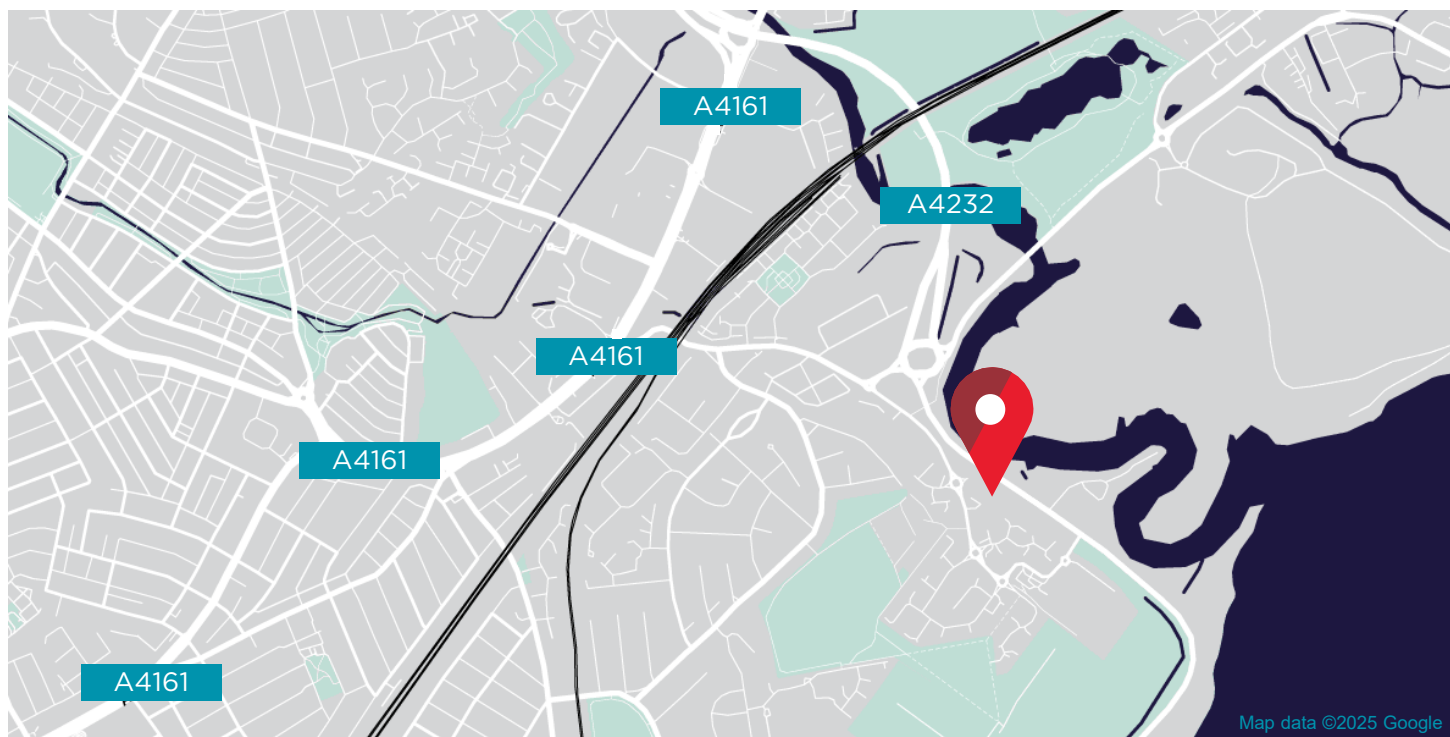
Rates payable: £12,083 per annum excl. VAT.

ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC rating of D (99). A full copy of the certificate is available on request.

LEGAL COSTS

Each party is to bear their own legal and surveyors costs incurred in the transaction.



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