



**CUSHMAN &  
WAKEFIELD**

**WELL LOCATED WAREHOUSE UNITS - TO LET**

**Units 2-3 Senlan Industrial Estate**

**River Bridge Road, CARDIFF, CF23 9AF**



**UNITS RECENTLY REFURBISHED**

**423.63 sq m (4,560 sq ft) to 997.13 sq m (10,733 sq ft)**

## **Property Highlights**

- Newly refurbished warehouse units
- Adjoining industrial units with integral office/ancillary accommodation - available individually or combined
- Close proximity to Cardiff city centre
- Excellent transport communications via Newport Road (A4161) and M4 motorway
- Level access loading and parking to front elevation

For more information, please contact

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### Units 2-3 Senlan Industrial Estate

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#### Location

Senlan Industrial Estate is located approximately 2.5 miles east of Cardiff city centre, situated on Rhymney River Bridge Road, which provides direct access onto the A4161 (Newport Road), a major arterial route and established commercial location linking the city centre to the A48(M) and M4.

The estate is immediately adjacent to Avenue Retail Park, which accommodates national retail operators including Homebase, Home Bargains, Marks & Spencer and Matalan.

#### Description

Units 2 and 3 comprise self-contained (adjoining) mid-terrace industrial units of steel portal frame construction under a pitched roof benefitting from a minimum eaves height of 5.0m, rising to 7.6m at apex. The units could be offered individually or on a combined basis, to accommodate larger occupier requirements.

Internally, the units offer open production / warehouse accommodation accessed via a single manual roller shutter door to each unit, measuring 3.62m (W) x 4.74m (H).

Each unit further benefits from an office / amenity block, incorporating WCs (single storey to Unit 2; two storey to Unit 3).

Both units have undergone full refurbishment.

#### Accommodation

Accommodation	Sq m	Sq ft
Unit 2	573.50	6,173
Unit 3	423.63	4,560

Unit 3 has a mezzanine storage area totalling 99.22 sq m (1,068 sq ft) in additional floorspace.

#### Rent

Unit 2 £30,000 per annum

Unit 3 £24,000 per annum

#### Rating

Unit 2 £23,000

Unit 3 £19,000

UBR Multiplier (2017/18): 51.4p

#### Tenure

The property is available by way of a new lease for a term of years to be agreed. Full terms are available on application.

#### Service Charge

The occupier is to contribute to a proportion of Senlan Industrial Estate's service charge for costs incurred in the maintenance and upkeep of common areas.

#### EPC

Unit 2 – D (80)

Unit 3 – D (99)

A copy of the Energy Performance Certificate can be made available upon request.

#### Legal Costs

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

#### Viewing

For further information and to arrange an inspection, please contact the sole agents:

Rob Ladd

Partner

029 2026 2254

[rob.ladd@cushwake.com](mailto:rob.ladd@cushwake.com)

Chris Yates

Associate

029 2026 2272

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May 2019

#### Important Notice

Cushman & Wakefield gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

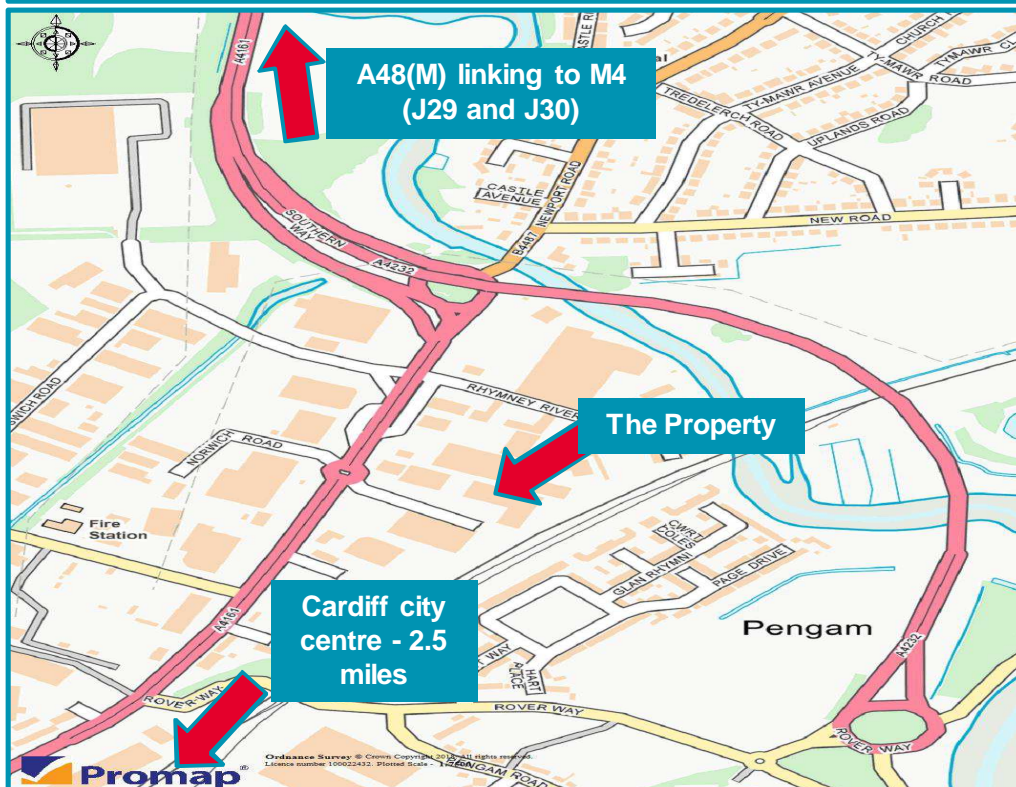
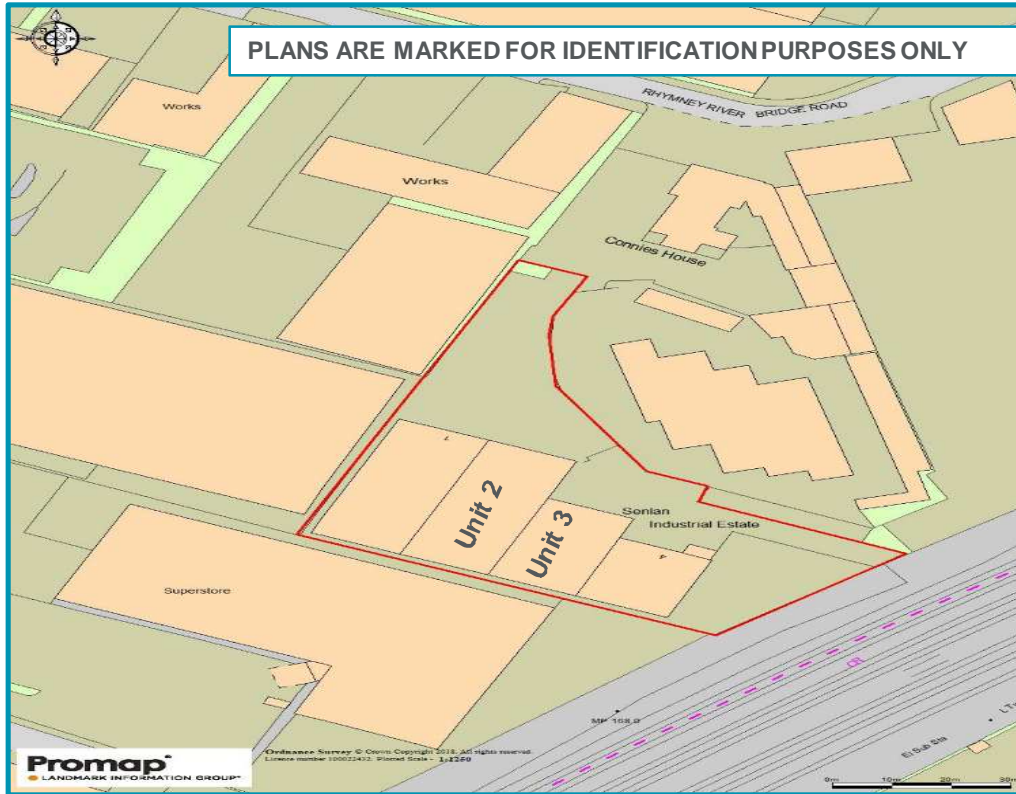
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