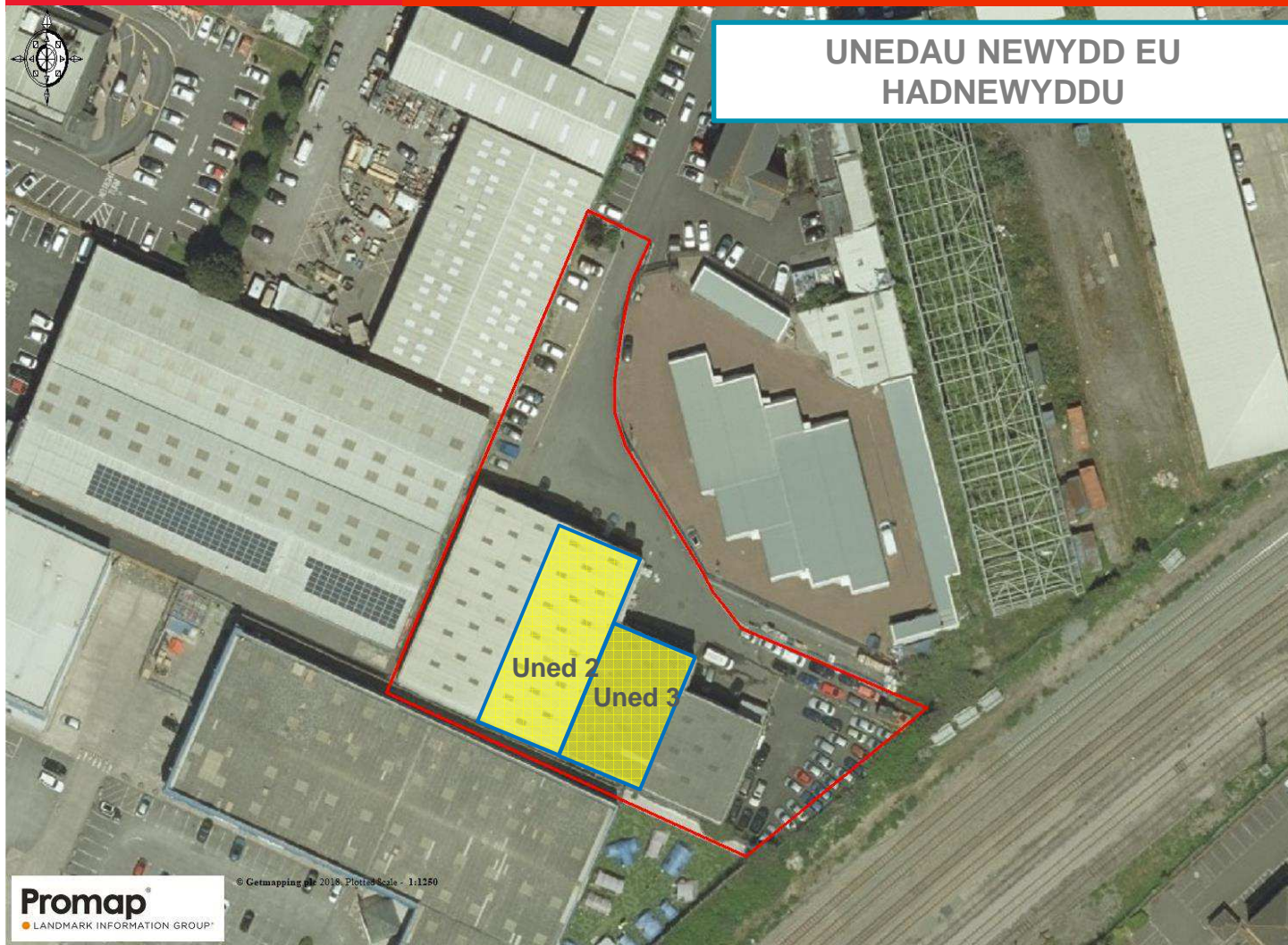


**UNEDAU DIWYDIANNOL MEWN
LLEOLIAD CYFLEUS IW GOSOD**

UNED 2-3 STAD DDIWYDIANNOL SENLAN

River Bridge Road, Caerdydd, CF239AF



**423.63 metr sgwâr (4,560 troedfedd sgwâr) hyd at 997.13 metr sgwâr
(10,733 troedfedd sgwâr)**

Uchafbwyntiau'r Eiddo

- Unedau warws newydd eu hadnewyddu
- Unedau diwydiannol cyfagos â lle swyddfa/atodol ynghlwm – ar gael yn unigol neu'n gyfunol
- Agos iawn at ganol dinas Caerdydd
- Cysylltiadau trafndiaeth rhagorol ar hyd Heol Casnewydd (A4161) a thraffordd yr M4
- Lle llwytho a pharcio mynediad gwastad o flaen yr eiddo

I gael rhagor o wybodaeth cysylltwch â:

Rob Ladd
Partner
029 2026 2254
rob.ladd@cushwake.com

Chris Yates
Partner Cyswllt
029 2026 2272
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Caerdydd
CF10 3RJ

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cushmanwakefield.com

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Lleoliad

Mae Ystâd Ddiwydiannol Senlan tua 2.5 milltir i'r dwyrain o ganol dinas Caerdydd, ar Heol Pont Afon Rhymni sy'n rhoi mynediad uniongyrchol i'r A4161 (Heol Casnewydd), un o'r prif lwybrau ac yn lleoliad masnachol sefydledig sy'n cysylltu canol y ddinas â'r A48(M) a'r M4.

Mae'r ystâd gerllaw Parc Manwerthu Avenue lle mae unedau manwerthwyr cenedlaethol megis Homebase, Home Bargains, Marks & Spencer a Matalan.

Disgrifiad

Mae unedau 2 a 3 yn cynnwys unedau diwydiannol canol teras hunangynhwysol (cyfagos) o adeiladwaith fframiau portal dur dan do ar oledf y mae'r bondo o isafswm uchder o 5.0m, gan gynyddu i 7.6m wrth y crib. Gellid cynnig yr unedau'n unigol neu'n gyfunol i fodloni gofynion meddianwyr mwy.

Yn fewnol, mae'r unedau'n cynnig lle cynhyrchu/warws agored â mynediad i bob uned trwy un drws caead rholio sy'n cael ei agor â llaw, sy'n mesur 3.62m o led a 4.7m o uchder.

Mae gan bob uned floc swyddfa/amwynder, gan gynnwys toiledau (unllawr i Uned 2; deulawr i Uned 3).

Mae'r ddwy uned wedi cael eu hadnewyddu'n llwyr.

Arwynebedd

Llety	Metrau sgwâr	Troedfeddi sgwâr
Uned 2	573.50	6,173
Uned 3	423.63	4,560

Mae gan Uned 3 ardal storio mesanîn ag arwynebedd llawr ychwanegol o 99.22 metr sgwâr (1,068 troedfedd sgwâr).

Rhent

Uned 2 £30,000 y flwyddyn

Uned 3 £24,000 y flwyddyn

Cyfradd

Uned 2 £23,000

Uned 3 £19,000

Lluosydd ABU (2017/18): 51.4c

Daliadaeth

Mae'r eiddo ar gael trwy brydles newydd ar gyfer cyfnod blynyddoedd i gytuno arno. Mae'r amodau llawn ar gael ar gais.

Tâl Gwasanaeth

Rhaid i'r meddiannwr gyfrannu at ganran o dâl gwasanaeth Ystâd Ddiwydiannol Senlan ar gyfer costau cynnal a chadw'r ardaloedd cymunedol.

TPY

Uned 2 – D (80)

Uned 3 – D (99)

Darperir copi o'r Dystysgrif Perfformiad Ynni ar gais.

Costau Cyfreithiol

Bydd rhaid i bob parti dalu am y costau cyfreithiol a syrfêwr sydd ynghlwm wrth y broses hon.

Ymweld

I gael mwy o wybodaeth a threfnu archwiliad, cysylltwch â'r unig asiantiaid:

Rob Ladd Chris Yates

Partner Partner Cyswllt

029 2026 2254 029 2026 2272

rob.ladd@cushwake.com

chris.yates@cushwake.com

Important Notice

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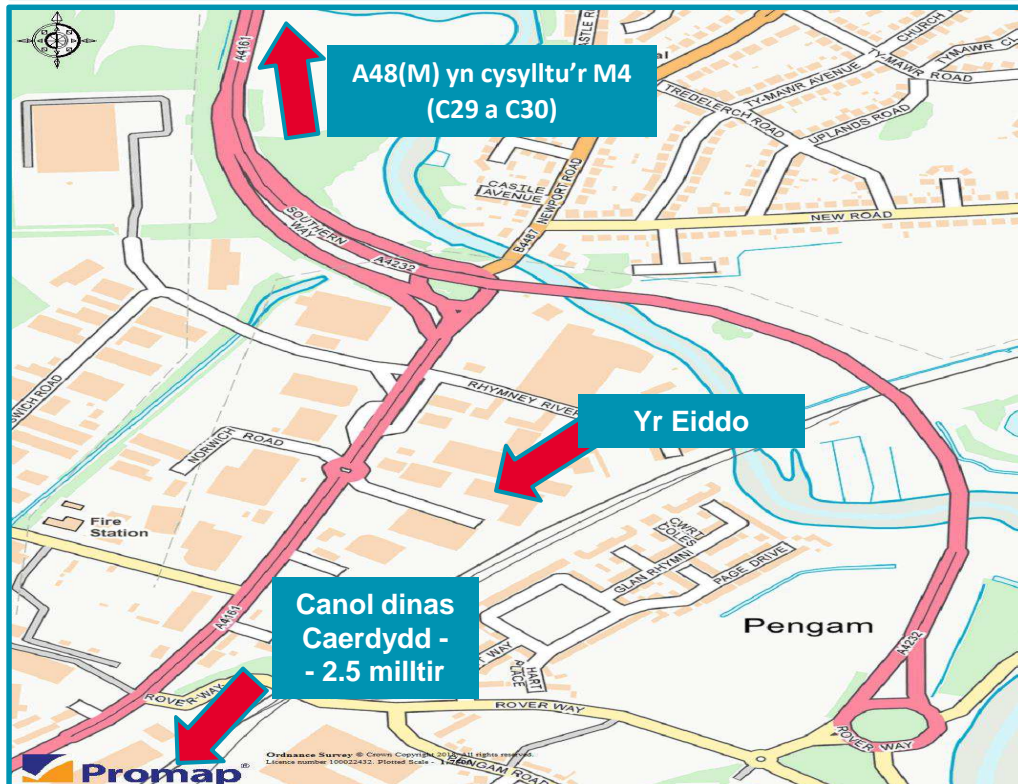
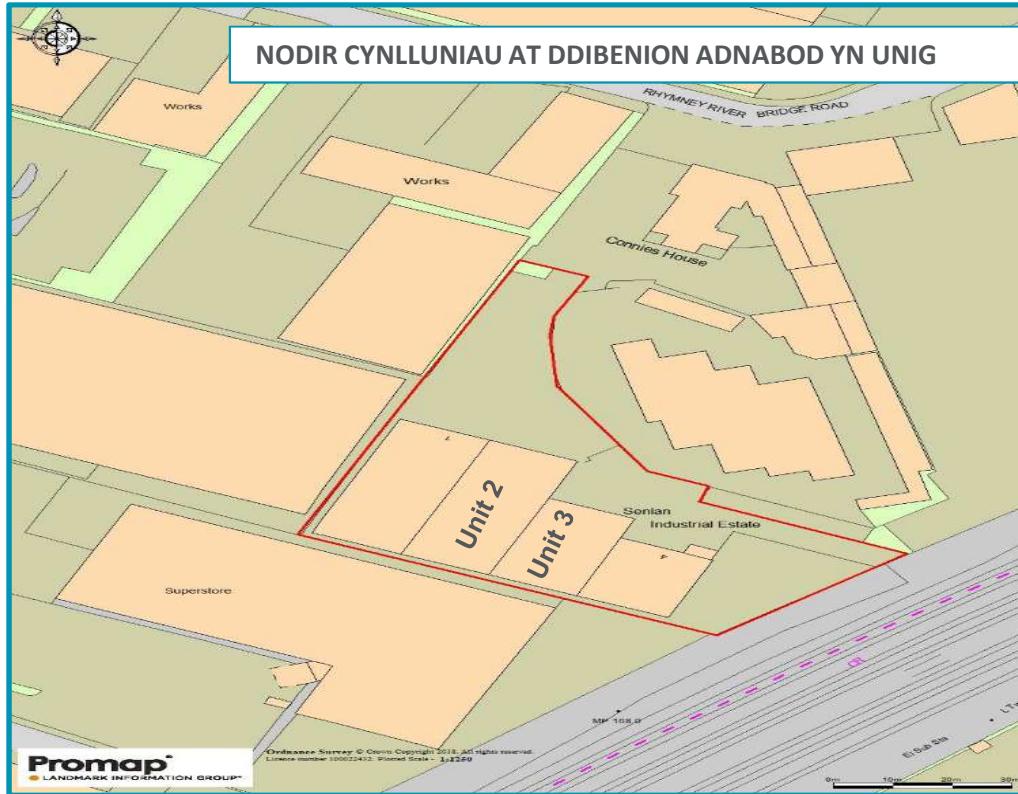


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