



**323.52 sq m (3,482 sq ft)**

## Property Highlights

- End terrace business unit
- High quality clad and glazed elevations
- Level access loading
- Ground floor warehouse / ancillary space with first floor office accommodation
- Secure fenced site with electronically operated gates
- 5 dedicated car parking spaces

For more information, please contact:

**Rob Ladd**  
Partner  
+44 (0) 29 2026 2254  
+44 (0) 7912 798717  
[rob.ladd@cushwake.com](mailto:rob.ladd@cushwake.com)

**Chris Yates**  
Partner  
+44 (0) 29 2026 2272  
+44 (0) 7850 658050  
[chris.yates@cushwake.com](mailto:chris.yates@cushwake.com)

Pivot & Mark  
48 – 52 Baldwin Street  
Bristol  
BS1 1QB

phone: +44 (0)29 2026 2288  
[cushmanwakefield.com](http://cushmanwakefield.com)



**CUSHMAN &  
WAKEFIELD**

# MODERN BUSINESS UNIT TO LET

## Unit 18 Waterside Business Park Lamby Way, CARDIFF, CF3 2ET

### Location

Waterside Business Park (CF3 2ET) is accessed via Lamby Way, situated less than 3 miles east of Cardiff city centre. The park is within 5 minutes of the A48(M) dual carriageway which provides direct access to the M4, at Junction 29 and 30.

### Description

Waterside Business Park comprises a development of 18 business units, originally constructed by Propco Developments. The units are occupied by a variety of businesses including part-retail outlets, offices and warehousing.

Unit 18 comprises an end terrace unit benefitting from the following specification:

- Steel portal frame construction
- High quality clad and glazed elevations
- Floor design loading of 15 kN / sq m
- Electric level access door
- Ground and first floor office / ancillary including WC / kitchen
- 5 dedicated car parking spaces

### Accommodation

Description	Sq M	Sq Ft
GF Warehouse	86.47	931
GF Office / Ancillary	74.61	803
First Floor Office / Ancillary	162.44	1,748
<b>Total</b>	<b>323.52</b>	<b>3,482</b>

### Services

We understand that mains services including three phase electricity, water and drainage are available to the property. Interested parties are advised to make their own enquiries to establish suitability, connectivity and capacity.

### Service Charge

Occupiers are to contribute to a proportion of the estate's service charge, for costs incurred in the maintenance and upkeep of the common areas.

### Rating

Rateable Value (2017 to present): £10,750

Rates Payable (2022/2023): £5,751.25

### Energy Performance Certificate

A full copy of the certificate is available on request.

### Tenure and Terms

The property is available on a to let basis:

Quoting: £23,000 per annum

### VAT

VAT will be charged on all costs.

### Legal Costs

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

#### 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.

August 2022

**Anti-Money Laundering Regulations**

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful tenant. In submitting an offer, you agree to provide such information when Heads of Terms are agreed.

**Viewing**

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

Rob Ladd  
Partner  
+44 (0) 29 2026 2254  
+44 (0) 7912 798717  
[rob.ladd@cushwake.com](mailto:rob.ladd@cushwake.com)

Chris Yates  
Partner  
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[chris.yates@cushwake.com](mailto:chris.yates@cushwake.com)



**PLANS ARE FOR IDENTIFICATION PURPOSES ONLY**

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