

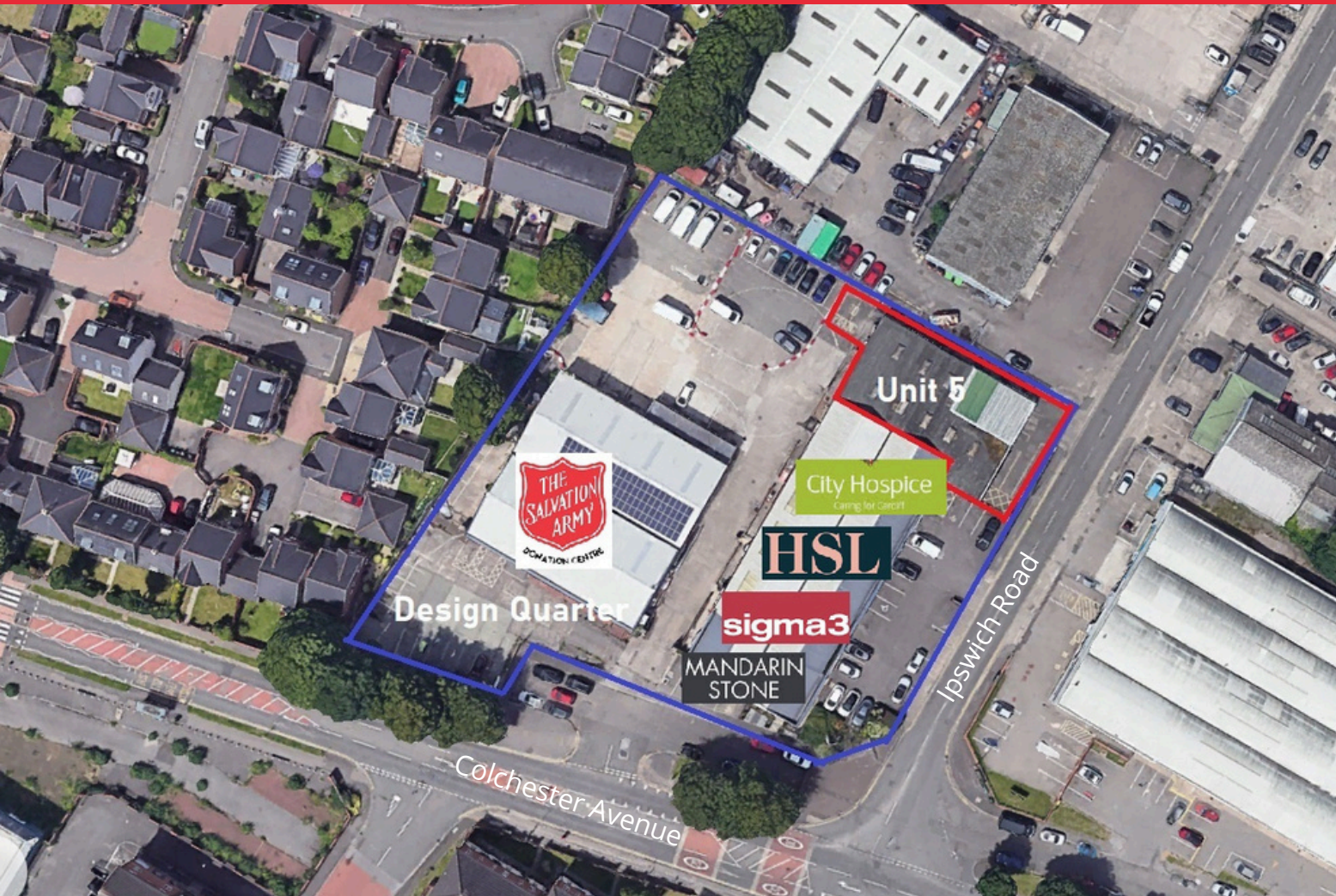
# TO LET

REFURBISHED WAREHOUSE UNIT ON ESTABLISHED RETAIL PARK

029 2037 8921

fletchermorgan.co.uk

25 Park Place, Cardiff CF10 3BA

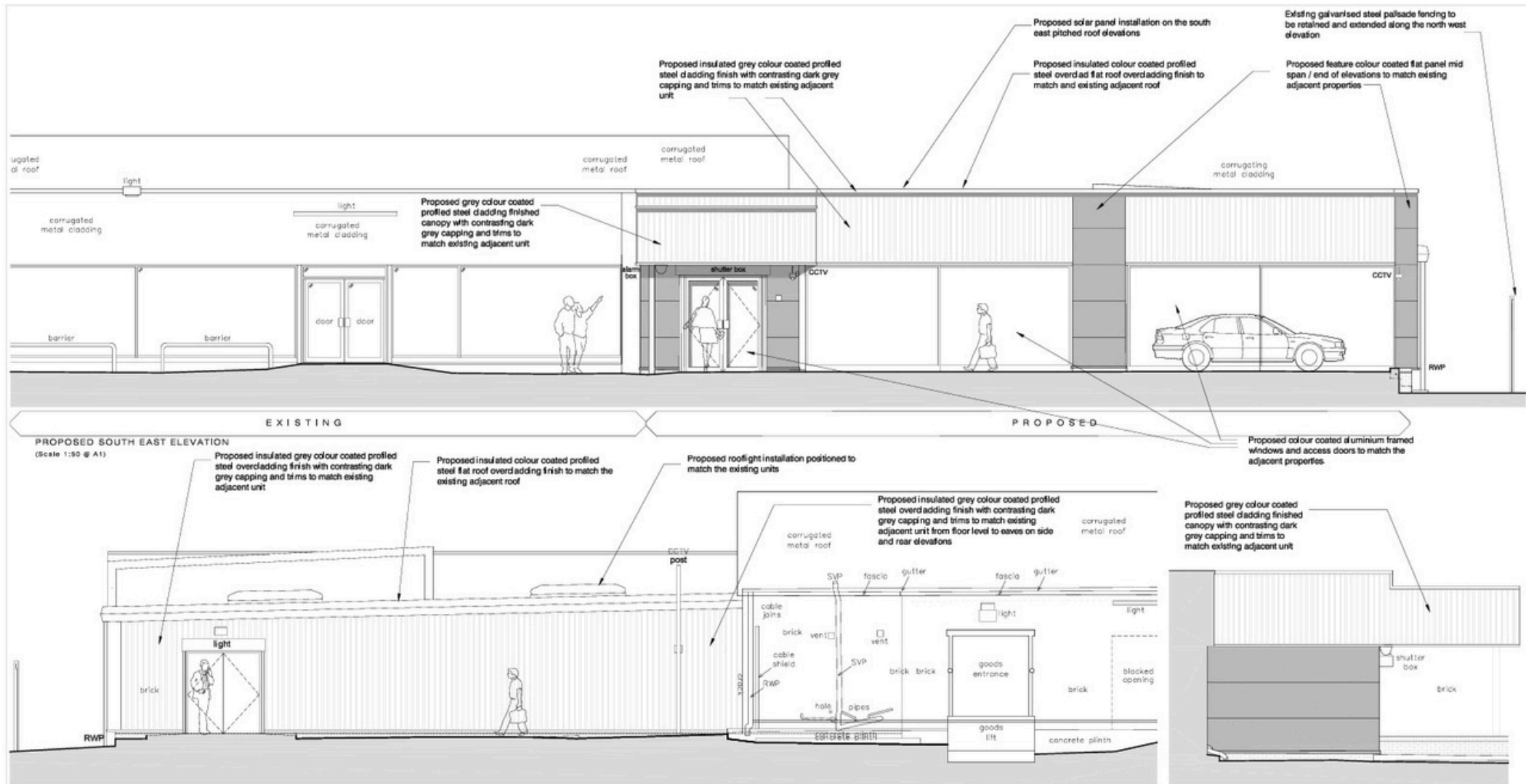


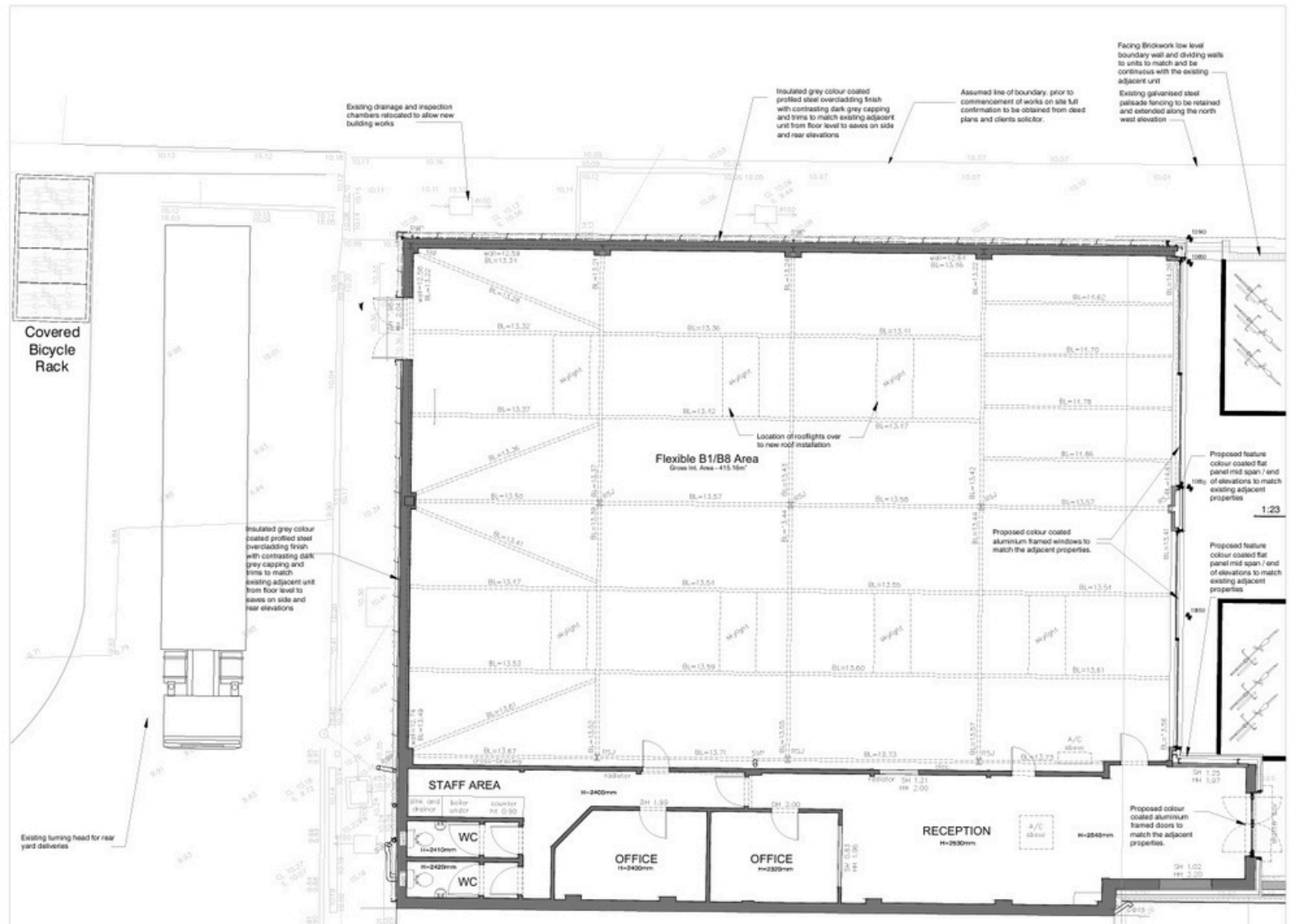
## Fletcher Morgan



### Unit 5 Design Quarter, Colchester Avenue, Cardiff CF23 9XE







## Location

Colchester Avenue is located directly off Newport Road, one of the main arterial routes to the east of Cardiff City Centre which in turn provides access to the M4 via the A48(M) approximately 1 mile to the east.

The Design Quarter is situated on Colchester Avenue at its junction with Ipswich Road providing prominent frontage to both.

The area is a mixed retail and trade location with numerous notable occupiers located in the vicinity including: **Morrisons, Sainsburys, Matalan, B&M, Wickes DIY, Metro Bank, Halfords, Storage Giant, KFC, Costa Coffee, David Lloyd, amongst others.** Trade occupiers in the vicinity include: **Screwfix, Toolstation, City Plumbing, Mandarin Stone, Graham Plumbers Merchant, MKM Building Supplies, etc.**

## Description

The property is an end of terrace warehouse of steel frame construction with a glazed pedestrian entrance to the front and loading bay to the rear. The unit is predominately warehouse with front reception / office area.

The Landlord is undertaking extensive refurbishment works including :

- New, power floated concrete insulated floor.
- Walls will be fully insulated.
- Double steel security doors to the rear, providing loading access.
- New cladding in line with existing Design Quarter cladding.
- Air conditioning.

Planning Application No. 24/01643/FUL

## Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

**Ground Floor 4,470 sq.ft. | 415.27 sq.m.**

The property benefits from excellent car parking to the front and rear.

## Rates

The current Rateable Value of the property for the period 2025/26 is based on UBR multiplier of £0.568p. The Rates Payable for 2025/26 are as follows:

**Rateable Value = £19,750**

**Rates Payable = £11,218**

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

## Tenure

The subject property is available on a Full Repairing and Insuring basis.

## Quoting Rent

**£55,000 per annum exclusive**

## VAT

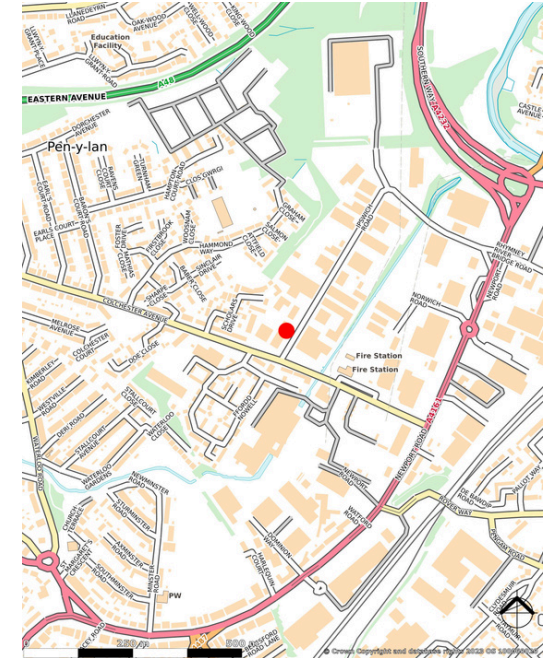
All figures quoted are exclusive of V.A.T. where applicable.

## Costs

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

## Energy Performance Certificate

Anticipated to be EPC A or B.



Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

## CONTACT

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**Fletcher  
Morgan**



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