

# TO LET

1,344 SQ. FT. MODERN HYBRID UNIT

029 2037 8921 

fletchermorgan.co.uk 

28 Park Place, Cardiff CF10 3BA 

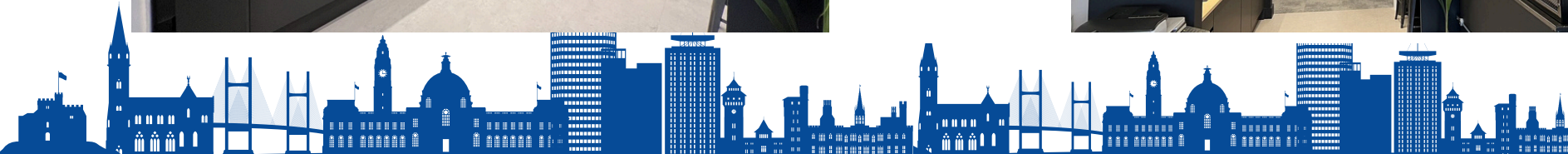


## Fletcher Morgan



## Unit 7, Rhymney River Bridge Road, Cardiff CF23 9FP







## Location

The subject development is situated on Rhymney River Bridge Road off Newport Road, approximately 4 miles to the east of Cardiff city centre. Newport Road and the surrounding area is an established business location with a variety of occupiers including **Magnet, PC World, Halfords, Matalan, Smyths Toys, Home Bargains, B&M, Morrison's, Wickes, Metro Bank and McDonalds** together with further light industrial, trade and office occupiers.

Newport Road is one of the main arterial routes into Cardiff city centre from the east with excellent links onto the A48(M) which links directly onto the M4. The development is positioned off Newport Road behind Avenue Retail Park. The area benefits from an established public transport bus link running to Cardiff City Centre along Newport Road.

## Description

Rhymney River Bridge Business Park was completed in early 2022 and is home to a variety of light industrial and office occupiers.

The two storey mid terraced hybrid unit benefits storage on the ground floor and office accommodation on the first floor. The ground floor consists of storage to the front and rear with central shower and toilet. The first floor has the following specification:

- Suspended ceiling with LED lighting
- Air conditioning
- Carpeted floors
- Kitchen and WC facilities

The property benefits from external parking.

## Accommodation

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

Ground Floor	672 sq.ft.	62.43 sq.m.
First Floor	672 sq.ft.	62.43 sq.m.
Total	1,344 sq.ft.	124.86 sq.m.

## 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 = £12,758  
Rates Payable = £7,246

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

## Tenure

The property is available on a full repairing and insuring lease.

## Rent

**£16,500 pa plus VAT**

## Energy Performance Certificate

C67

## 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.



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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Morgan**



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