

TO LET

TRADE COUNTER UNIT IN ESTABLISHED LOCATION

029 2037 8921 

fletchermorgan.co.uk 

28 Park Place, Cardiff CF10 3BA 



**Fletcher
Morgan**



Unit 1 Field Way, Llanishen, Cardiff CF14 4XP





Location

The property is located in Llanishen, an established business location situated approximately 5 miles north of Cardiff City Centre. The property is easily accessed by car with J32 of the M4 within a 5 minute drive to the north, via the A470. There are a number of EV charging points in the local area.

Notable users in the area include retail, leisure, trade and education. Existing occupiers in the area include **Travis Perkins, Memory Lane Cakes, Lidl, NHS and Unit Movement**. The property is near Ty Glas Railway Station and is well served by public transport with various bus stops nearby.

Description

The unit benefits from the following specification:

- Portal frame construction with part brick, part clad elevations under a pitched roof.
- 5.20 m minimum eaves height.
- Roller shutter and pedestrian entrances to the front of the unit.
- Office accommodation with WC's and canteen facilities.
- Secure yard to the front of the unit that provides a loading area and parking.

Accommodation

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

Ground Floor Warehouse	5,132 sq.ft.	476.78 sq.m.
Ground Floor Office	296 sq.ft.	27.50 sq.m.
Ground Floor Canteen	312 sq.ft.	28.98 sq.m.
TOTAL GROUND FLOOR	5,740 sq.ft.	533.26 sq.m.
First Floor Offices	1,235 sq.ft.	114.74 sq.m.
TOTAL	6,975 sq.ft.	648.00 sq.m.

Rates

The Rateable Value of the property is as follows:

2026/27 based on UBR multiplier of £0.502p
Rateable Value = £28,500 | Rates Payable = £14,307

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.

Rent

£50,000 per annum exclusive

Energy Performance Certificate

C73

VAT

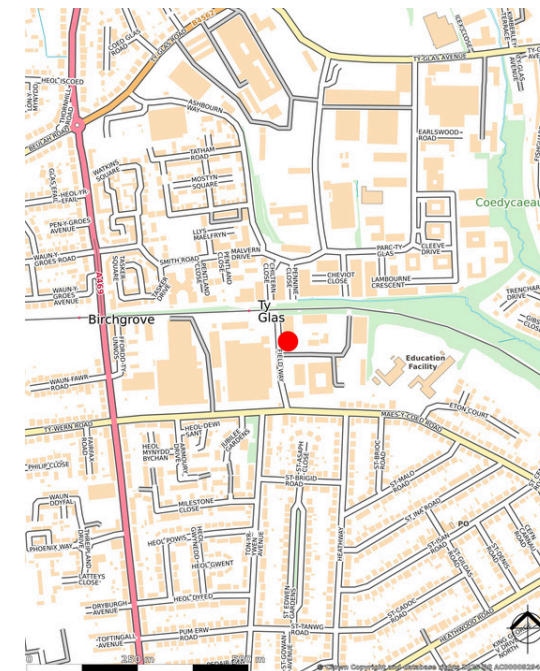
All figures quoted are exclusive of V.A.T. where applicable.

Costs

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

What3Words

[rash.stale.gold](https://www.what3words.com/rash.stale.gold)



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.

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