FOR SALE/TO LET

3,532 SQ. FT. BUSINESS UNIT WITH STORAGE, OFFICE AND 3 CAR PARKING SPACES

029 2037 8921
fletchermorgan.co.uk
28 Park Place, Cardiff CF10 3BA

Fletcher Morgan

Unit 4 Melyn Mair, Wentloog, Cardiff CF3 2EX

Location

Melyn Mair Business Centre is located on Lamby Way Industrial Estate to the south of Wentloog Avenue, Rumney. It is approximately 3 miles to the north-east of Cardiff City Centre and within 1 mile of Southern Way (A4161) which leads directly onto the A48 Cardiff to Newport trunk road and Junction 30 of the M4 motorway.

Other occupiers include **Robert Price (Builders) Merchants Ltd, CMB Electrical Ltd, UDO Ltd and Kingspan.**

Description

The subject unit is in a mid-terrace of six similar industrial/office units. Part of the ground floor and first floor provide high specification office space. The remainder of the ground floor is warehouse storage accessible by two roller shutter doors.

The unit also benefits from:

- Comfort cooling and heated office space
- Telecom system
- Installed alarm system
- W/C facilities
- Kitchen facilities

Accommodation

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

Ground Floor	**= 1,761 sq.ft.**	**| 163.60 sq.m.**
First Floor	**= 1,771 sq.ft.**	**| 164.53 sq.m.**
Total	**= 3,532 sq.ft.**	**| 328.13 sq.m.**

The property benefits from 3 car parking spaces.

What3Words

serves.puff.cans

Rates

The Rateable Value of the property is as follows:

2026/27 based on UBR multiplier of £0.502p
Rateable Value = £14,250 | Rates Payable = £7,153

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

Tenure

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

Purchase Price/Rent

Purchase Price £260,000 plus V.A.T.
Rent £18,000 per annum exclusive

Energy Performance Certificate

B50

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

Matthew Jones

029 2034 7054

07968 769325

/MatthewJones

matthew.jones@fletchermorgan.co.uk

Fletcher Morgan

RICS

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