

TO LET

Brand New Business Unit

240.72 Sq M (2,591 Sq Ft) over 2 floors



*'Enjoy the benefit of a business premises
in a multi-occupied retail location'*

Unit 3
Gripoly Mills Retail Park (Phase II)
216 Penarth Road, Cardiff CF11 8NN

LOCATION

The unit is situated to the rear of Gripolly Mills Retail Park Phase I & II, and Halfords, at the junction of Penarth Road and Sloper Road. Penarth Road (A4160) is a major arterial route linking Cardiff City Centre with Cardiff Bay, Penarth, Barry and the M4 Motorway. The area is an established business & retail location with high profile occupiers closeby including Halfords, Wickes, B&Q and Screwfix. Penarth Road & Hadfield Road is also the main location for car showrooms & sales.

DESCRIPTION

The unit comprises ground and first floor accommodation, with toilet and kitchen facilities on the ground floor and stairs leading to the first floor. The unit is built to a high specification including, profiled external cladding, pitched roof, double glazing, automatic roller shutter door and display entrance.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area (GIA) basis as follows:

DESCRIPTION	SQ M	SQ FT
Ground Floor	119.60	1,287
First Floor	121.12	1,304
TOTAL AREA	240.72	2,591

LEASE TERMS

The premises are available by way of a new lease on a full repairing and insuring basis for a term of years to be agreed at £15,000 per annum plus VAT.

USE

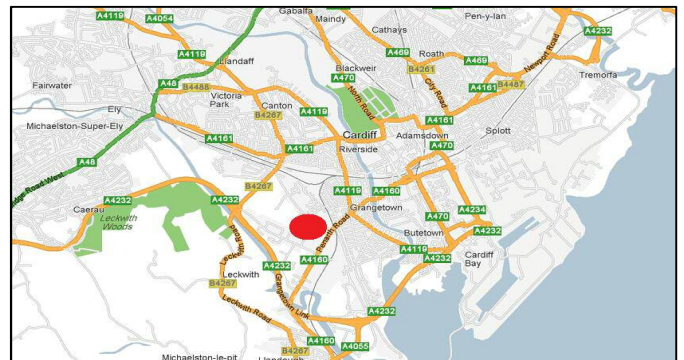
The planning use allows wholesale storage, display and sales which encompasses a broad range of users to include trade counter/ business occupiers, quasi retail, warehousing and light industrial uses.

BUSINESS RATES

Rateable Value: £17,000
Rates Payable 2011/2012: £7,276

LEGAL COSTS

Each party to bear their own legal costs in any transaction.



VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole agents.

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