

**TO LET**

GROUND FLOOR WAREHOUSE WITH OFFICES

**6841 SQ FT (635.65 SQ M)**

**UNIT 2**

TOLLGATE CLOSE, CARDIFF CF11 8TN



- Well maintained Warehouse Unit
- Ground and First Floor Ancillary Offices / Ample Parking
- 635.65 Sq M / 6841 Sq Ft
- Trade Counter Opportunity

### Location

Tollgate Close is located directly off Penarth Road, in the Leckwith area of Cardiff. Penarth Road is one of the main arterial routes into Cardiff. Cardiff City Centre is approximately 4km (2.6 miles) to the north east, containing retail areas, Cardiff Council offices, the Castle, The Millennium Stadium and the mainline rail station. The nearest rail station to the property is Grange Town (Cardiff) Rail Station, with access to Cardiff, Swansea and West Wales. Penarth Road connects to the A4232 and in turn the A38 and separately to either J32 or 33 of the M4 motorway, leading to Newport, Bristol, London and connecting to the M5, plus Swansea to the west.

To the south of Penarth Road is the impressive area of Cardiff Bay and port. Cardiff international airport, with increasing national and international connections is 10.5 miles. Post Code reference for GPS directions is CF11 8TN.

### Description

The property is at the end of the terrace of warehouse units. The property is built of steel portal frame with brick to approximately 2.5 metres with profiled cladding above and a pitched roof. To the front there is a roller shutter door with an opening of 4.5 metres and clear height of 4.5 metres.

Contains three offices, one male and one female wc and a large kitchen. Powmatic 146.50 kw oil fired heater (2009) installed.

The remainder of the units on the estate provide a mix of warehousing and trade counter sales.

### Accommodation

(approx Gross Internal Area)

Ground floor warehouse/ancillary offices	614.04 sq m	(6609 sq ft)
First floor ancillary offices	21.61 sq m	(232 sq ft)
<b>Total</b>	<b>635.65 sq m</b>	<b>(6841 sq ft)</b>

### Tenure

The premises are currently held on lease from 25 March 1976, expiring on 24 March 2011.

### Rent

The passing rent is £29,800 p.a. exclusive, agreed from March 2006 until lease expiry.

### Rateable Value

2005 assessment of £23,000 Rateable Value. Please enquire for 2010 onwards.

### Terms

Unit 2 is available by way of an assignment of the lease, or subletting, on terms to be agreed.

### VAT

All references to rent are exclusive of V.A.T. unless expressly stated otherwise. Any offer received will be deemed to be exclusive of V.A.T. at the prevailing rate.

### Legal

Each party to be responsible for their own legal costs in this transaction.

### Viewing & Further Information

Please contact the joint agents CorProp or Robert Chapman & Company.

