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Industrial

2,000 sq ft (185.81 sq m)



TO LET

Unit 6, Lamby Workshops, Cardiff, CF3 2EQ

Re: Available: MODERN TRADE / BUSINESS / WAREHOUSE UNIT- Reduced Rent & Flexible Terms (until end of 2026)

- Excellent road links to City and M4
- Established commercial area
- Internal office block with w.c. facilities
- Minimum eaves height 5m
- New full height level electric up and over loading door
- LED Lighting
- Warehouse floor newly decorated
- Rent £1,350 pcm + VAT

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Size

2,000 sq ft (185.81 sq m)

Rent

£9,996 per annum to 31/12/26.
£16,200 per annum from 1/01/27.
Rent to be increased by 3% per annum on any leases of 5 years or below

Location

The unit is situated in the well established industrial area of Wentloog,

3.4 miles to the North East of Cardiff city centre and just off Lamby Way.

Wentloog is one of Cardiff's premier multi-let industrial and distribution locations with many quality occupiers situated in the immediate vicinity, including Northgate Vehicle Hire, Robert Price Builders Merchants, Western Power Distribution and Aldi's regional distribution centre.

Motorway access is excellent with J29 and J30 of the M4 approximately 5 miles to the North, via the A48 and A4232.

Connectivity

Road

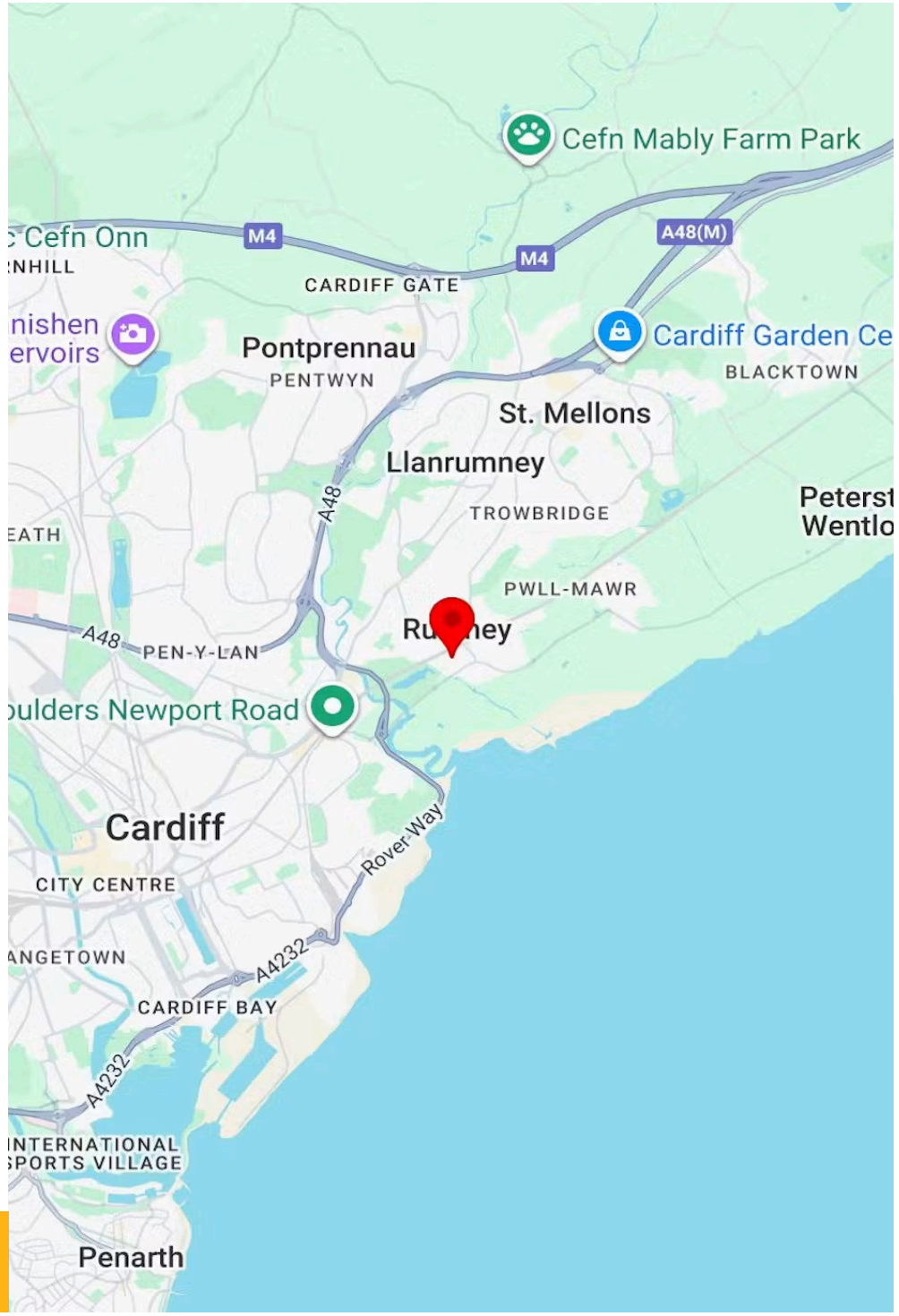
J29 M4	5 Miles
J30 M4	5 Miles
A48	2 miles

Train Stations

Cardiff Central	3 Miles

Cities

Cardiff City Centre	3 Miles



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Description

End of terrace unit just off Lamby Way. Front elevation provides a single pedestrian entrance door with security shutter and full height up and over sectional door (new).

Internal office block providing an office and WC.

- Minimum eaves height of 5 metres, maximum eaves 7 metres
- New Electrically operated up and over sectional door (3.5 metres wide by 4.8 metres high)
- Forecourt parking and loading
- 3-phase electricity supply
- Office & WC

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
6	2,000	186
TOTAL	**2,000**	**186**

The accommodation comprises the following areas:

Specification

EPC: B (45)

Maximum clear internal height (m): 6

Minimum clear internal height (m): 5.4

Lighting Type: LED



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Sat Nav. **CF3 2EQ**



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what3words

Terms

The premises are available by way of a new lease, for a term of years to be agreed. Full terms are available on application. Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request

Rent

£9,996 per annum to 31/12/26. £16,200 per annum from 1/01/27. Rent to be increased by 3% per annum on any leases of 5 years or below

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £12,500
Rates Payable: £6,275 per annum Based on 2026 Valuation

Service charge

£1,720 per annum Budget Year End June 2026

Insurance

£510.99 per annum Insurance Premium for Year Ending June 2026

Legal Costs

Each party to bear their own costs. However, if the Tenant wishes to use the Landlord's In-House Lease, a contribution of £175 plus VAT is applicable

EPC

B (45)

VAT

Applicable

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Regulated by RICS

Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.
All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

Any intended purchaser/lessor must satisty itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The vendor/lessor does not make or give and neither Jenkins Best nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.

All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement
In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.