



TO LET

Unit 5-6, Lamby Workshops,
Cardiff, **CF3 2EQ**

MODERN TRADE / BUSINESS / WAREHOUSE UNITS: 2- 4,000 sq ft

- Excellent road links to City and M4
- Established commercial area
- Internal office block with w.c. facilities in each unit
- Minimum eaves height 5m
- New full height level electric up and over loading door
- LED Lighting

Size

4,000 sq ft (371.61 sq m)

Rent

£28,000 per annum 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



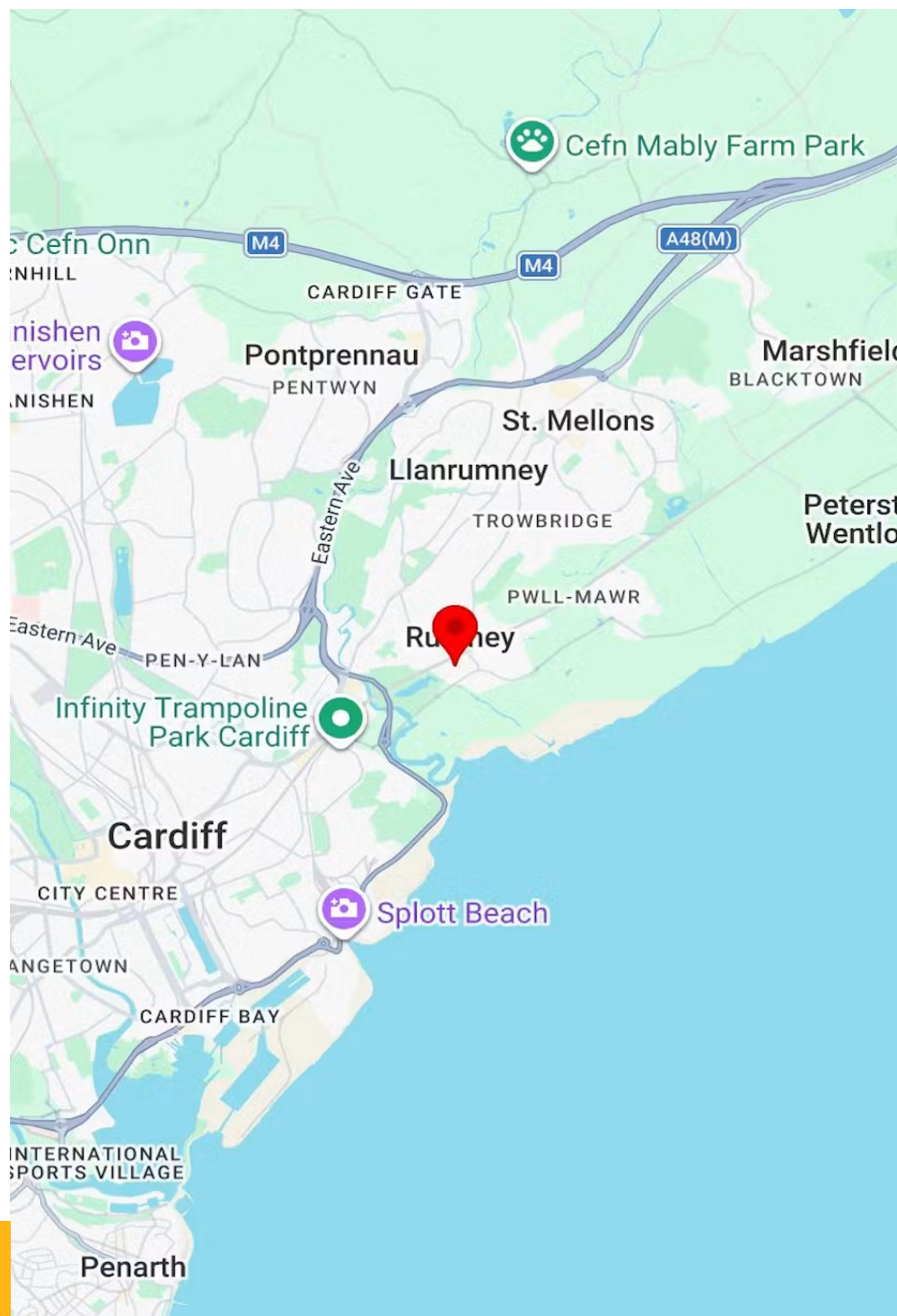
Train Stations

Cardiff Central	3 Miles
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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 on Unit 6 (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)
5	2,000	186
6	2,000	186
TOTAL	4,000	372

The accommodation comprises the following areas:

Specification



EPC: B (45)



Maximum clear internal height (m): 6



Loading Doors (Surface level): 2



Minimum clear internal height (m): 5.4



Lighting Type: LED



**Unit 5-6, Lamby Workshops,
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Sat Nav. CF3 2EQ



///visits.films.ladder



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.

Rent

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Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £25,000

Rates Payable: £14,200 per annum Based on 2026 Valuation

Service charge

£3,440 per annum Budget Year End June 2026

Insurance

£1,025 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

Contact

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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.

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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.