

# Lamby Way Workshops

Cardiff, CF3 2EQ

Warehouse | 2,000 - 4,000 ft<sup>2</sup>



LED lighting



Easy access to M4



Three phase power



Roller shutter doors



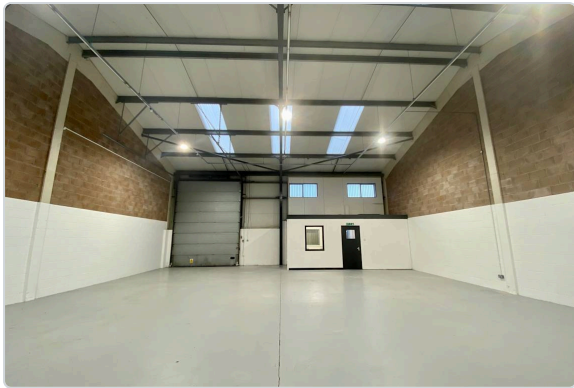
Forecourt parking and loading



24 hour access

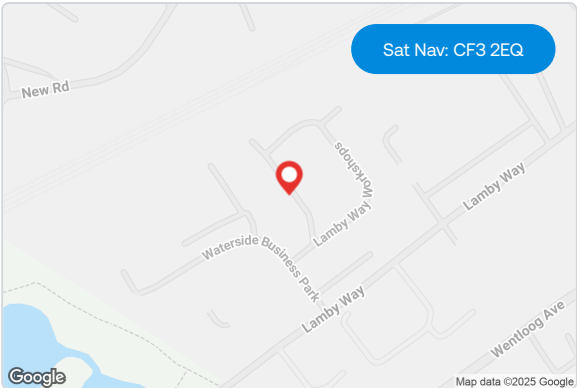
Available to Let

LastMileFirst | [mileway.com](https://mileway.com)



## Description

Lamby Way Workshops comprises of six industrial units. Each unit has it's own car parking spaces to the front. Units have a roller shutter door, pedestrian entrance, internal offices, 3 phase electric and W.C.



## Location

Lamby Way Workshops is situated approximately 3 miles east of Cardiff City Centre, with access via Rover Way or Newport Road. The location also benefits from easy access to the M4 motorway via the A4232 and A48

## Further information

EPC	Rent	Terms	Legal costs
Unit 5: E, Unit 6: B	Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	Available on new full repairing and insuring leases.	All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
5	Warehouse	2,000	Upon request	1,350
6	Warehouse	2,000	Immediately	1,350
Total		4,000		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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