

Lamby Way Workshops

Cardiff, CF3 2EQ

Warehouse | 2,000 - 4,000 ft²



LED lighting



Easy access to M4



Three phase power



Roller shutter doors

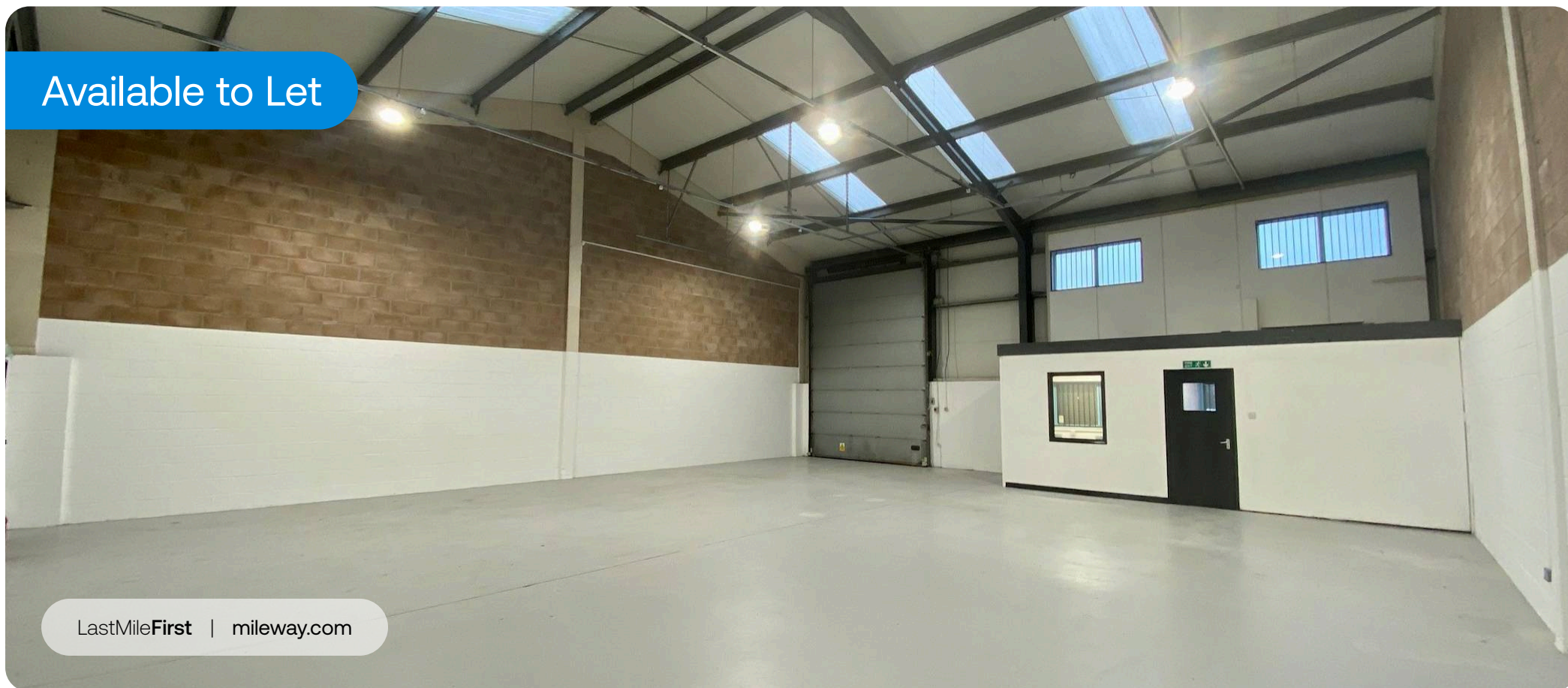


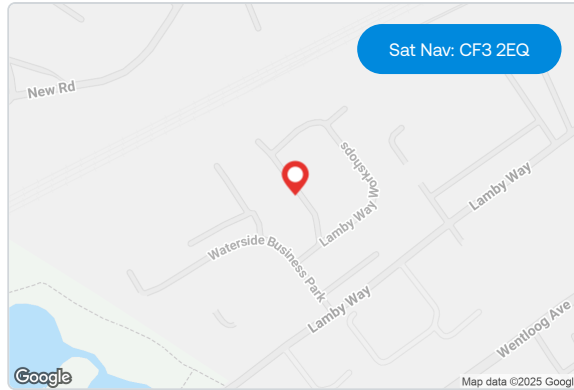
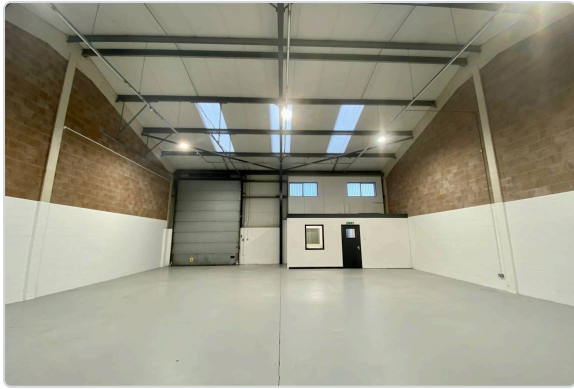
Forecourt parking and loading



24 hour access

Available to Let





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

Unit 5: E,
Unit 6: B

Rent

Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms

Available on new full repairing and insuring leases.

Legal costs

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 | Immediately | 1,350 |
| 6 | Warehouse | 2,000 | Under offer | 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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