



TO LET/FOR SALE

UNIT 7, EASTGATE BUSINESS PARK, WENTLOOG, CARDIFF, CF3 2EY
OFFICE/WAREHOUSE - GROSS INTERNAL AREA C.5000 SQ.FT.



coark.com
029 20 346346

LOCATION:

Eastgate Business Park is located on the east side of Cardiff off Wentloog Avenue. The location provides excellent access to J29 and J30 of the M4 motorway.

Eastgate Park is a courtyard style development of units. Number 7 is in the far left-hand corner.

A car parking/loading area is dedicated outside the main roller shutter door of the unit.

DESCRIPTION:

The original unit was developed as an industrial warehouse of steel portal frame construction, with walls and elevations clad in profile steel sheeting.

The unit has been fitted out to provide ground and first floor office accommodation of a high standard. Specification includes Cat 5 network cabling, perimeter trunking, VDU compatible lighting, carpeting and air-conditioning units.

The unit has the flexibility for continued full use as office or could be stripped out in part/all to provide some warehouse accommodation.

Eaves height is 6.8 metres with a roller shutter door to the front and separate pedestrian access adjacent.

ACCOMMODATION:

Gross internal area 5000 sq.ft. (subject to measurement)

Comprising:

Ground floor 2500 sq.ft.
First floor 2500 sq.ft.

Additional mezzanine floor above.

TENURE:

The property is available for sale long leasehold, or alternatively a lease for a term to be agreed.

RATES:

Rateable value £15,500 (2013)
Rates payable £7,223 pa

PRICE/RENT:

On application.

VAT:

VAT will be charged on all rents and prices.

LEGAL COSTS:

Each party will be responsible for their own legal costs.

VIEWING:

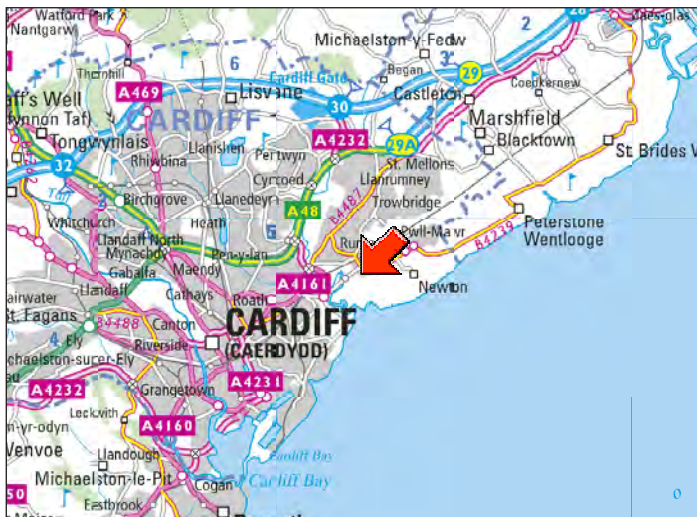
Strictly by appointment with sole agents.

Mark Siddons: mark.siddons@coark.com
02920 346361

Ben Bolton: ben.bolton@coark.com
02920 346376

Tim Lawley: tim.lawley@coark.com
02920 346372

REF: 41140 – Aug 2013



Energy Performance Certificate

Non-Domestic Building



Unit 7, Eastgate Business Park
Wentloog Avenue
Cardiff
CF3 2EY

Certificate Reference Number:
0030-0337-1669-2523-1002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 66 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 507
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 43.39

Benchmarks

Buildings similar to this one could have ratings as follows:

38 If newly built

102 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.