



**UNIT F**  
**VALEGATE RETAIL PARK**  
**CULVERHOUSE CROSS**  
**CARDIFF**  
**CF5 6EH**

## RETAIL WAREHOUSE UNIT AVAILABLE

### LOCATION

Valegate Retail Park is located approximately 4 miles West of Cardiff City Centre accessible off the A4232 PDR which links with Junction 33 of M4 motorway. Nearby retailers include Marks & Spencer, Tesco Extra, B&Q, Currys, PC World and Homebase. The Park spans 104,000 sq ft with occupiers including TK Maxx, Mothercare, Axminster Tools, Carpetright and McDonalds.

### ACCOMMODATION

The subject property comprises the following approximate area:

Gross Ground Floor                      922.81 sq m                      -                      9,933 sq ft

The premises have the potential to be subdivided into two units.

### TENURE

The property is held on a full repairing and insuring lease for a term expiring 1<sup>st</sup> January 2019 at rental of £172,500 per annum exclusive.

### RATES

We are verbally advised by the Local Rating Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £148,000

UBR (2016/17): 48.6p

Rates Payable: £71,928

### VIEWING

Please contact this office for further information or to arrange inspections.

**EPC AVAILABLE ON REQUEST**

May 2015

Subject to Contract & Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.

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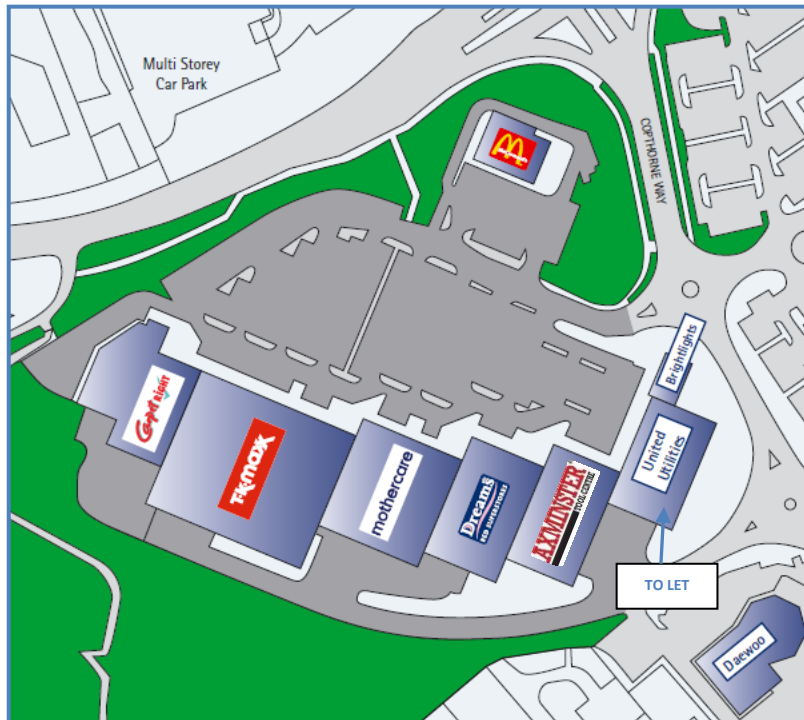
For further details:

**020 7569 9900**

[www.SMART-4.co.uk](http://www.SMART-4.co.uk)



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