

SMART4

REAL ESTATE CONSULTANCY



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 1st 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): 49.7p Rates Payable: £73,556

Viewing

Please contact the SMART 4 office for further information or to arrange an inspection



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For further details

020 7569 9900

EPC available on request

Subject to Contract and 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.

