

TO LET

Ground Floor Retail Unit



Unit 3
Alexandra House
Cowbridge Road East
Cardiff
CF5 1JD



Location

The subject property is located in a prominent position on Cowbridge Road East and approximately 1 mile to the East of Cardiff City Centre. The surrounding area comprises both residential and commercial use. There are a number of established national and regional operators such as **Iceland, Tesco, Peacocks and Peter Alan Estate Agency.**

The subject property is conveniently located to give easy access to Cardiff City Centre. Junction 33 of the M4 Motorway is within close proximity via the A48 which in turn links with the A4232 PDR.

Description

The ground floor commercial unit is large retail showroom with mixture of open plan floorspace and cellular suites. To the rear is male/female W/C facilities along with storage.

The unit benefits from air-conditioning, alarm system and suspending ceiling.

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Floor	Size (sq ft)	Size (sq m)
Retail Showroom	2,430	225.81
Rear Ancillary / Storage	1,600	148.67
Total	4,030	374.48

Rates

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Tenure

Available by way of a new Full Repairing and Insuring lease.

Quoting Rent

£35,200 per annum exclusive.

VAT

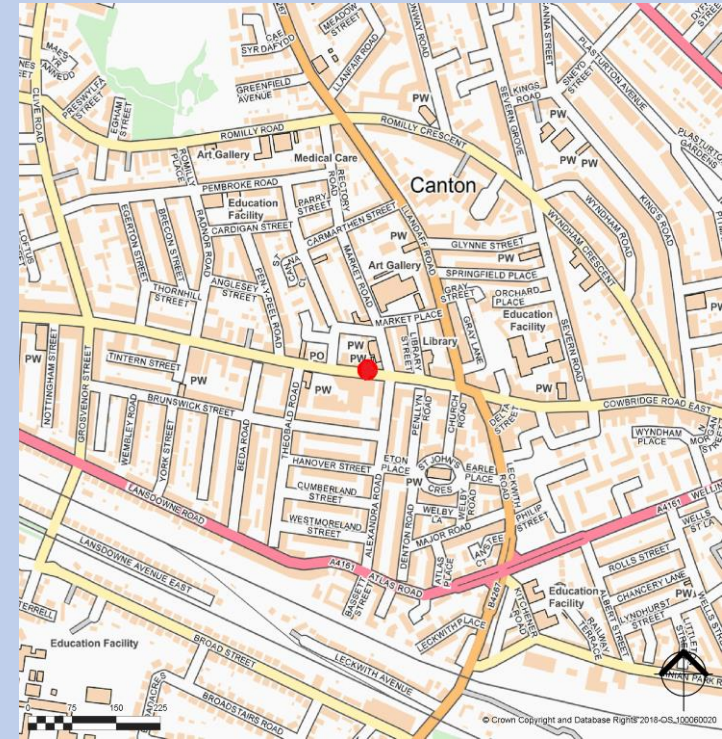
All figures quoted are exclusive of V.A.T. where applicable.

Energy Performance Certificate

Available on request.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.



Further Information

029 2037 8921

Matthew Jones | matthew.jones@fletchermorgan.co.uk



Fletcher Morgan and the Vendor / Landlord take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither Fletcher Morgan nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

