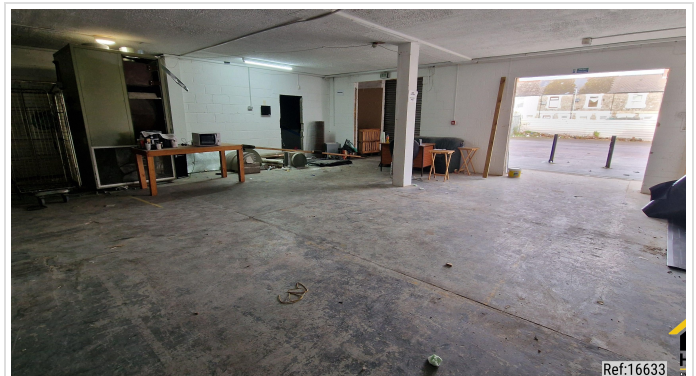


0 Bed Business Park In Jubilee Trading Estate East Tyndall Street, Cardiff,  
CF24 5EF

£1,100 Monthly



**SHORT DESCRIPTION**

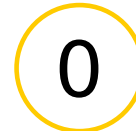
Property Ref: 16633 (Ground Floor) - To Let | Approx. 2,000 sq ft Flexible Ground Floor Commercial Unit - Storage, Trade, Studio, Retail Use Unit 2 is a ground floor commercial unit of approximately 2,000 sq ft, offering flexible accommodation suitable for a variety of uses including storage, trade counter, studio, gym etc. (subject to any necessary consents). This unit benefits from a double roller shutter door, a small office, and is largely a blank canvas, allowing incoming tenants to configure the space to suit their operational needs. There is parking directly in front of the unit for convenient loading and access. The premises have previously been used as a second-hand, thrift store and storage space. The site is secure and gated with 24-hour access and is home to a diverse mix of occupiers including a boxing gym, an art studio a netball school with café, and a logistics company. The wider estate has Howdens, a heating & plumbing centre, tile warehouse, carpet warehouse and a storage facility. The property is well located with excellent access to the M4, Cardiff City Centre, and Cardiff Bay, making it suitable for businesses requiring strong transport links. The unit comes with 2 parking spaces and an optional allocated car parking area. An extra 1500sq ft of car parking is also available to rent separately. This space could also be use for container storage. Key Features: • Approx. 2,000 sq ft • Ground floor unit • Double roller shutter door • Small office • Open-plan, flexible layout • Parking directly in front of the unit • Gated site with 24-hour access • Established commercial occupiers on site Outgoings: • Electricity payable by the tenant • Business rates payable by the tenant • Units of a similar size on site are currently exempt from rates; tenants must verify eligibility independently Property Type: Business Park Full Renting price: £1100.00 Pricing Options: Fixed Price EPC rating: D Measurement: 2000 sq.ft. Parking: Allocated, Private Heating Type: Electric Heating -----



**Bed Room(s)**



**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.

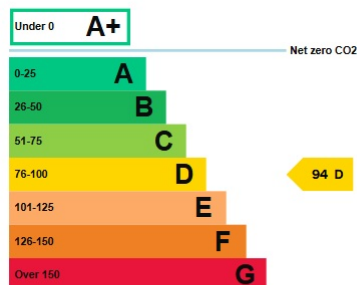
Property type	General Industrial and Special Industrial Groups
Total floor area	1,666 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E. You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

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particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (<http://www.99home.co.uk/>)

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