



112 North Road,  
Cardiff, CF14 3AB

**TO LET**

**SHOWROOM WITH OFFICE**

**3,700 sq ft (343.8 sq m)**

- + Showroom with office
- + Excellent car parking
- + Prominent location

029 2081 1581

### LOCATION

The property occupies a prominent position on the corner of North Road and Maindy Road. It benefits from excellent connectivity with access to Gabalfa Interchange which provides links to the A470 and A48 Western Avenue. The property is approximately 1.5 miles north of Cardiff City centre and 3.5 miles south of Junction 32 of the M4 Motorway. It also benefits from good public transport access being serviced by a number of bus routes.

Notable surrounding occupiers include Kwik-Fit, Halfords and Tesco Express.

### DESCRIPTION

The property is accessed via automatic pedestrian door from the car park fronting North Road. It is configured to provide warehouse / storage areas to the rear with a maximum height of c. 4.3m and minimum height of 2.8m. The office to the front benefits from the following specification

- + Solid floors with carpet tiles
- + Plastered and painted walls
- + Suspended ceilings with recessed lighting
- + Kitchenette
- + WC

There property is air-conditioned throughout.

### ACCOMMODATION

We understand the property provides the following areas:

**TOTAL**                      **3,700 sq ft** | **343.8 sq m**

### RENT

Quoting rent available upon request.

### LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

### BUSINESS RATES

The property has a rateable value of £14,250. Using the 2024/25 UBR (0.562) this gives a rates payable of £8,008.50.

Interested parties should rely on their own enquiries with the Local Authority.

### EPC

To be reassessed.

### VAT

All figures quoted exclusive of VAT, where applicable.

### LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

### VIEWING

Strictly by appointment through joint agents Emanuel Jones:-

Contact:                      Rhys Williams / Carlo Piazza  
Email:                            rhys@emanuel-jones.co.uk  
    carlo@emanuel-jones.co.uk

Alternatively, please contact Jenkins Best on 029 2034 0033.

SUBJECT TO CONTRACT AND AVAILABILITY



June 2024

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