emanueljones

For Sale

Unit 9 Greenhill Court

Springmeadow Business Park,
Rumney, Cardiff CF3 2AG

2,847 sq ft (264.53 sq m)

029 2081 1581

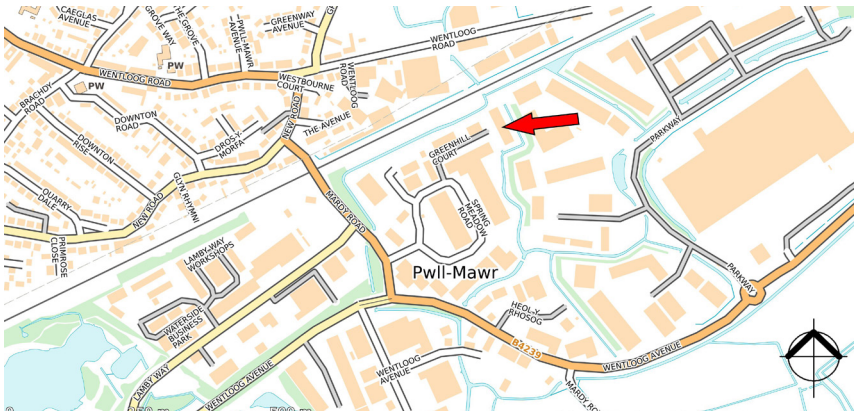
www.emanuel-jones.co.uk

- £275,000 for the long leasehold
- Min eaves height 6.07m
- Warehouse with offices and mezzanine

Location

The property is located in Wentloog within Greenhill Court, Springmeadow Business Park, an established and popular business location in east Cardiff. The estate can be accessed via Mardy Way, just off Wentloog Avenue and is approximately 2 miles from the A48(M) which provides direct access to the M4 Motorway via Junctions 29 and 30. Cardiff city centre is also accessible, being located approximately 4 miles west via Rover Way and Newport Road.

The Business Park is situated in nearby proximity to other well-stablished locations including Capital Business Park, Lamby Way Industrial Estate and East Point Industrial Estate. Notable occupiers within the surrounding area include QCF Developments, Ace Alloys, Carlsberg Marstons Brewing Company and A bright Start Nursery. There is also the Royal Mail North Eastern Delivery Office and Cardiff East Ambulance Station nearby.



Description

The unit is configured to provide a mix of office and warehouse space together with a mezzanine and WCs. In addition there is a small shower room to the rear of the warehouse. The office accommodation is split over ground and first floor with access provided to the mezzanine. The mezzanine is also forklift accessible.

The unit has pedestrian access to the office and loading into the warehouse via a roller shutter door.

The unit provides the following specification:

- Mains utilities with; Electricity via solar panels, Gas via biomass, Water via solar thermal system
- Car parking to the front
- Min eaves height 6.07m
- Roller shutter door
- Translucent light panels
- Shower to the rear of ground floor
- Gas radiators
- Wall mounted air conditioning on first floor
- Suspended ceiling with recessed LED lighting on first floor

Accommodation

The property has been measured on a gross internal area (GIA) basis and provides the following approximate areas:

Description	Area sq m	Area sq ft
Warehouse	133.84	1,441
Ground floor offices	51.55	555
First floor offices	79.13	852
Total	**264.53**	**2,847**

There is an additional Mezzanine which is approximately 698 sq ft (64.88 sq m).

Purchase Price

£275,000 for the 999 year long leasehold interest from September 2007.

Business Rates

The property has a rateable value of £19,750. Using the 2026/27 UBR (0.502), this equates to rates payable of £9,914.50.

Interested parties are advised to make their own enquiries with the local authority.

EPC

The property has an EPC rating in band B. A copy of the certificate can be provided upon request.

VAT

We understand the property has been elected for VAT and will be charged where applicable.

Legal Costs

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

Anti Money Laundering

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002, Emanuel Jones may be required to establish the identity and source of funds for all parties to property transactions.

Viewing

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Carlo Piazza / Luca Piazza

Email: carlo@emanuel-jones.co.uk

luca@emanuel-jones.co.uk

Subject to Contract and Availability

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contact. All descriptions, dimensions, reference to condition and nessessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satify themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.