



WELL LOCATED WAREHOUSE UNITS - TO LET

Units 2-3 Senlan Industrial Estate

River Bridge Road, CARDIFF, CF23 9AF



UNEDAU NEWYDD EU
HADNEWYDDU

Uned 2
Uned 3

Promap
LANDMARK INFORMATION GROUP

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423.63 metr sgwâr (4,560 troedfedd sgwâr) hyd at 997.13 metr sgwâr
(10,733 troedfedd sgwâr)

Uchafbwyntiau'r Eiddo

- Unedau warws newydd eu hadnewyddu
- Unedau diwydiannol cyfagos â lle swyddfa/atodol ynghlwm – ar gael yn unigol neu'n gyfunol
- Agos iawn at ganol dinas Caerdydd
- Cysylltiadau trafndiaeth rhagorol ar hyd Heol Casnewydd (A4161) a thraffordd yr M4
- Lle llwytho a pharcio mynediad gwastad o flaen yr eiddo

I gael rhagor o wybodaeth cysylltwch â:

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Chris Yates
Partner Cyswilt
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Lleoliad

Mae Ystâd Ddiwydiannol Senlan tua 2.5 milltir i'r dwyrain o ganol dinas Caerdydd, ar Heol Pont Afon Rhymini sy'n rhoi mynediad uniongyrchol i'r A4161 (Heol Casnewydd), un o'r prif lwybrau ac yn lleoliad masnachol sefydledig sy'n cysylltu canol y ddinas â'r A48(M) a'r M4.

Mae'r ystâd gerllaw Parc Manwerthu Avenue lle mae unedau manwerthwyr cenedlaethol megis Homebase, Home Bargains, Marks & Spencer a Matalan.

Disgrifiad

Mae unedau 2 a 3 yn cynnwys unedau diwydiannol canol teras hunangynhwysol (cyfagos) o adeiladwaith fframiau portal dur dan do ar oledf y mae'r bondo o isafswm uchder o 5.0m, gan gynyddu i 7.6m wrth y crib. Gellid cynnig yr unedau'n unigol neu'n gyfunol i fodloni gofynion meddianwyr mwy.

Yn fewnol, mae'r unedau'n cynnig lle cynhyrchu/warws agored â mynediad i bob uned trwy un drws caead rholio sy'n cael ei agor â llaw, sy'n mesur 3.62m o led a 4.7m o uchder.

Mae gan bob uned floc swyddfa/amwynder, gan gynnwys toiledau (unllawr i Uned 2; deulawr i Uned 3).

Mae'r ddwy uned wedi cael eu hadnewyddu'n llwyr.

Arwynebedd

Llety	Metrau sgwâr	Troedfeddi sgwâr
Uned 2	573.50	6,173
Uned 3	423.63	4,560

Mae gan Uned 3 ardal storio mesanin ag arwynebedd llawr ychwanegol o 99.22 metr sgwâr (1,068 troedfedd sgwâr).

Rhent

Uned 2 £30,000 y flwyddyn

Uned 3 £24,000 y flwyddyn

Cyfradd

Uned 2 £23,000

Uned 3 £19,000

Lluosydd ABU (2017/18): 51.4c

Daliadaeth

Mae'r eiddo ar gael trwy brydles newydd ar gyfer cyfnod blynyddoedd i gytuno arno. Mae'r amodau llawn ar gael ar gais.

Tâl Gwasanaeth

Rhaid i'r meddiannwr gyfrannu at ganran o dâl gwasanaeth Ystâd Ddiwydiannol Senlan ar gyfer costau cynnal a chadw'r ardaloedd cymunedol.

TPY

Uned 2 – D (80)

Uned 3 – D (99)

Darperir copi o'r Dystysgrif Perfformiad Ynni ar gais.

Costau Cyfreithiol

Bydd rhaid i bob parti dalu am y costau cyfreithiol a syrfêwr sydd ynghlwm wrth y broses hon.

Ymweld

I gael mwy o wybodaeth a threfnu archwiliad, cysylltwch â'r unig asiantiaid:

Rob Ladd Chris Yates

Partner Partner Cyswllt

029 2026 2254029 2026 2272

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chris.yates@cushwake.com

Important Notice

Cushman & Wakefield gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

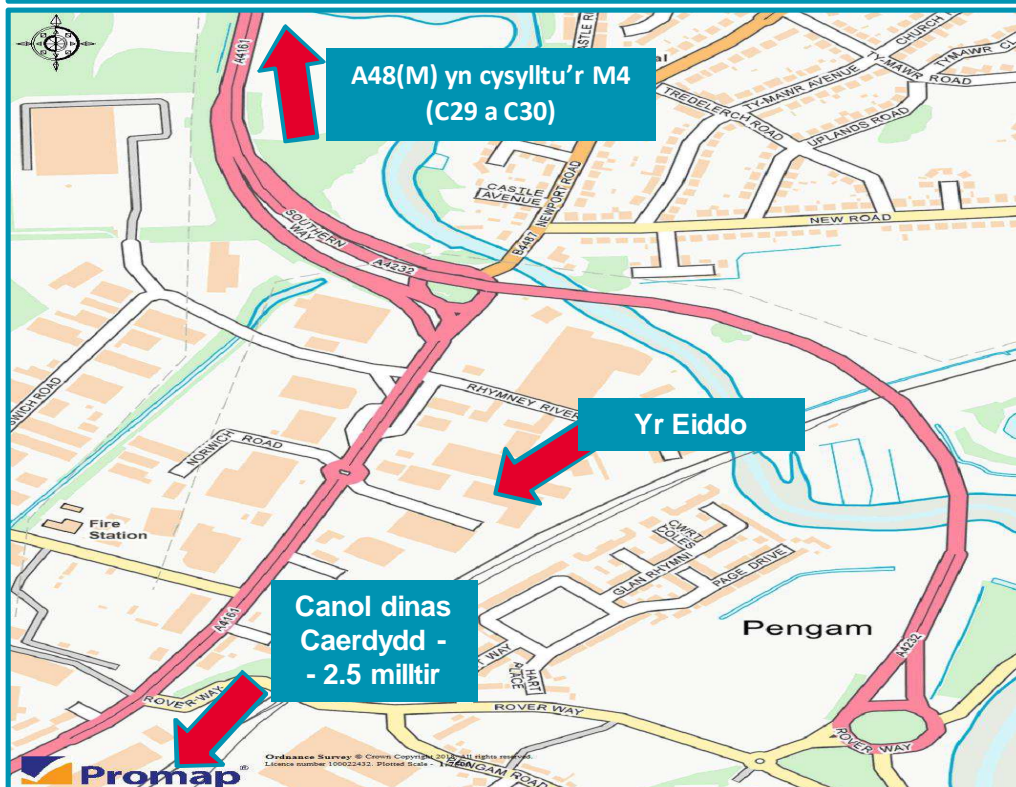
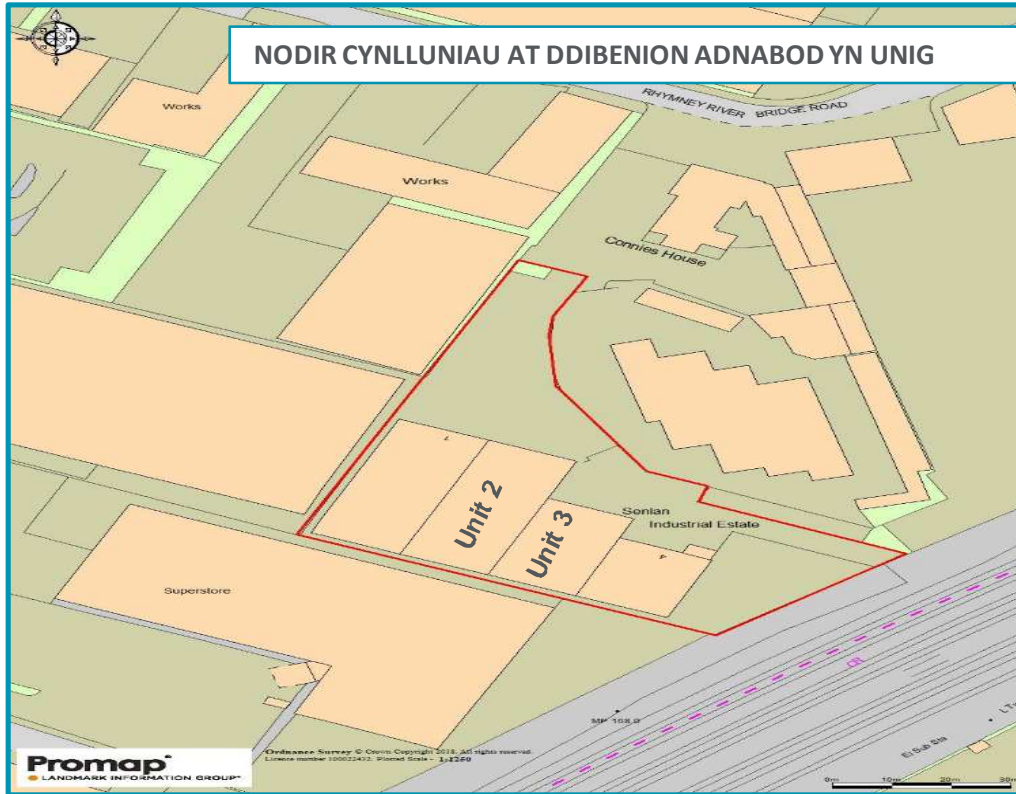
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