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CARDIFF

VALE

CAERPHILLY

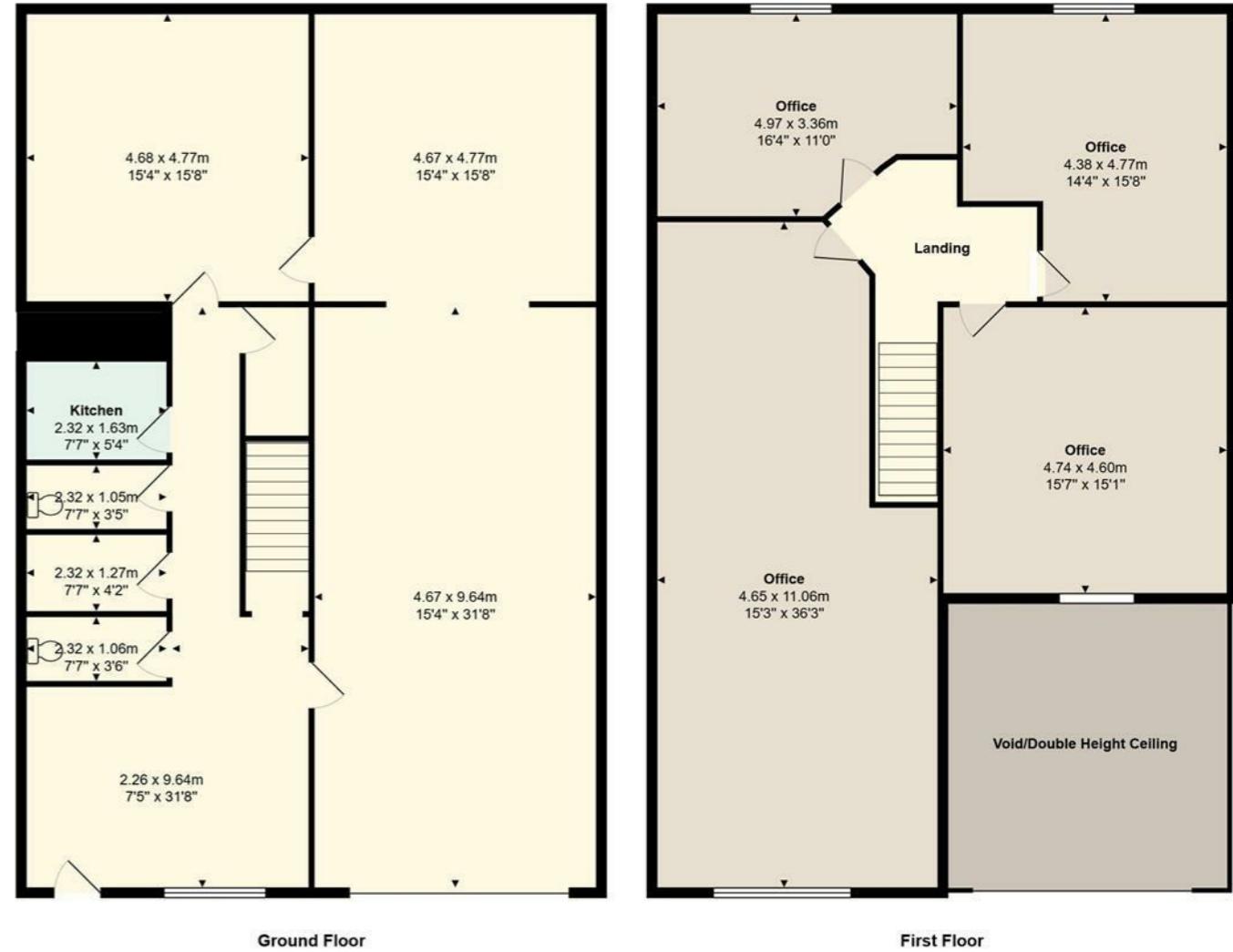
BRISTOL

Comments by Mr Ross Hooper-Nash



Property Specialist
Mr Ross Hooper-Nash
Director
ross@jeffreyross.co.uk

Comments by the Homeowner



Ground Floor

First Floor

Unit 13 Pacific Business Park

Total Area: 248.5 m² ... 2675 ft²

All measurements are approximate and for display purposes only

Pacific Road

, Cardiff, CF24 5HJ

Per Annum

£20,000 Per Annum



null Bedroom(s)



null Bathroom(s)



2675.00 sq ft



Contact our
Pontcanna Branch
02920 499680

Modern mid-terrace industrial/warehouse unit of approximately 2,675 sq ft, with a clear workshop area and first floor offices benefitting from air conditioning. The property is situated on a gated development with parking to the front, within a secure estate. The previous tenants have recently vacated and reinstatement works are under way, so the unit will be presented in a clean, tidy condition for a new occupier. We are informed the building is not elected for VAT, and any estate service charge and insurance are excluded from the quoted terms.

EPC Ordered., previous rating C.

C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (82 plus) A | | |
| (81-91) B | | |
| (89-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (11-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |