



CARDIFF | CF23 9AD

NEWPORT ROAD RETAIL PARK

UP TO 6,975 SQ FT AVAILABLE

ESH Edgerley
Simpson
Howe

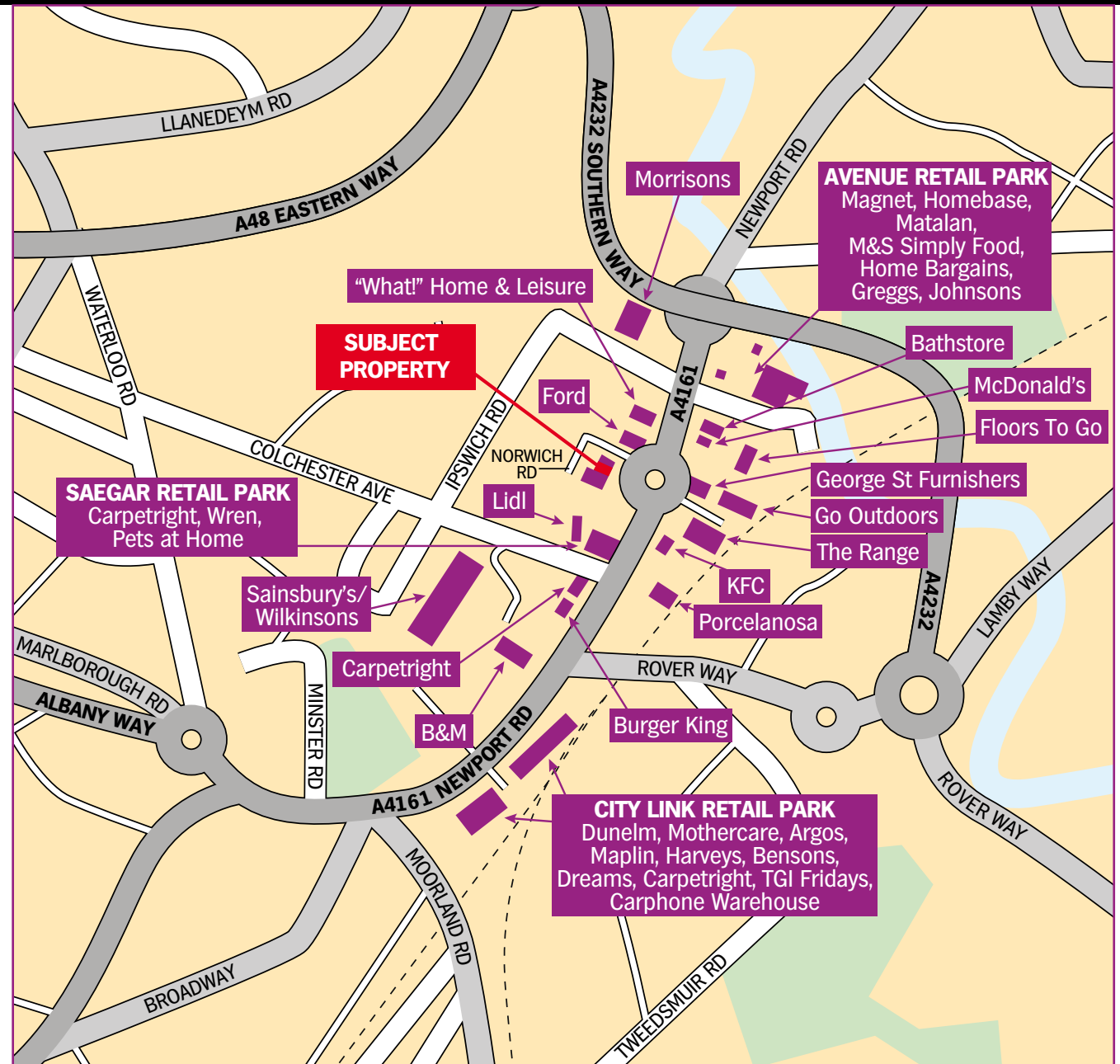
**Fletcher
Morgan**

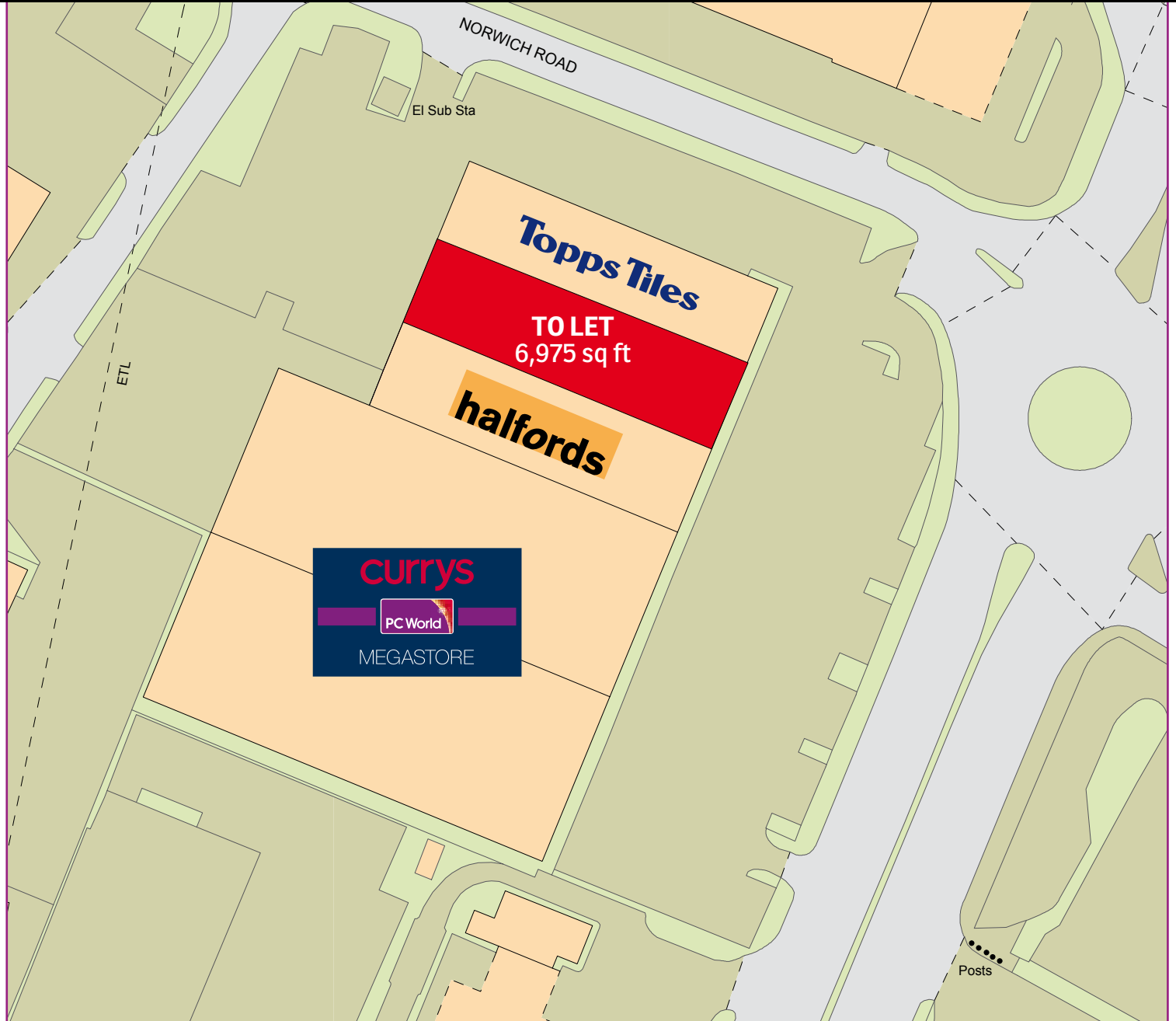
Location

Cardiff is the capital city of Wales and is located approximately 10½ miles south west of Newport and 17 miles east of Bridgend. The subject scheme is situated approximately 2 miles north east of Cardiff city centre in a prominent position fronting the A4161 Newport Road, one of the principal arterial routes into the city centre.

Description

The scheme is arranged as a linear terrace extending to approximately 55,315 sq ft with tenants comprising a Currys/PC World Megastore, Halfords and Topps Tiles. The scheme is situated within the prime cluster of retail warehousing in the city, with nearby occupiers including Sainsbury's, Morrisons, Dunelm, Mothercare, Argos, The Range, Go Outdoors, Harveys, Carpetright, Pets at Home and Wren.







Availability

6,975 sq ft available in early 2014, following completion of refurbishment and subdivision.

Rent

Upon application.

Planning

Wide bulky goods.

Code for Commercial Lease Practice

The Landlord supports the Code for Leasing Business Premises in England and Wales 2007.
www.leasingbusinesspremises.co.uk.

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Please view further details of this and other properties available at www.eshp.com

Energy Performance Certificate

(Existing unit)

Energy Performance Certificate Non-Domestic Building	HM Government
Unit 2 503 Newport Road CARDIFF CF23 9AD	Certificate Reference Number: 0320-0430-5979-8304-5006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating



Technical Information	Benchmarks
Main heating fuel: Natural Gas	Buildings similar to this one could have ratings as follows:
Building environment: Heating and Natural Ventilation	37 If newly built
Total useful floor area (m ²): 1295	50 If typical of the existing stock
Building complexity (NOS level): 4	
Building emission rate (kgCO ₂ /m ²): 84.1	