



Greenhill Court , Springmeadow Business Park , Cardiff, CF3 2AG
£29,000 pcm | Available 31 January 2025 | 1 bedroom



- Unfurnished
- Off Road Parking
- Generous Office Space
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- EPC Rating
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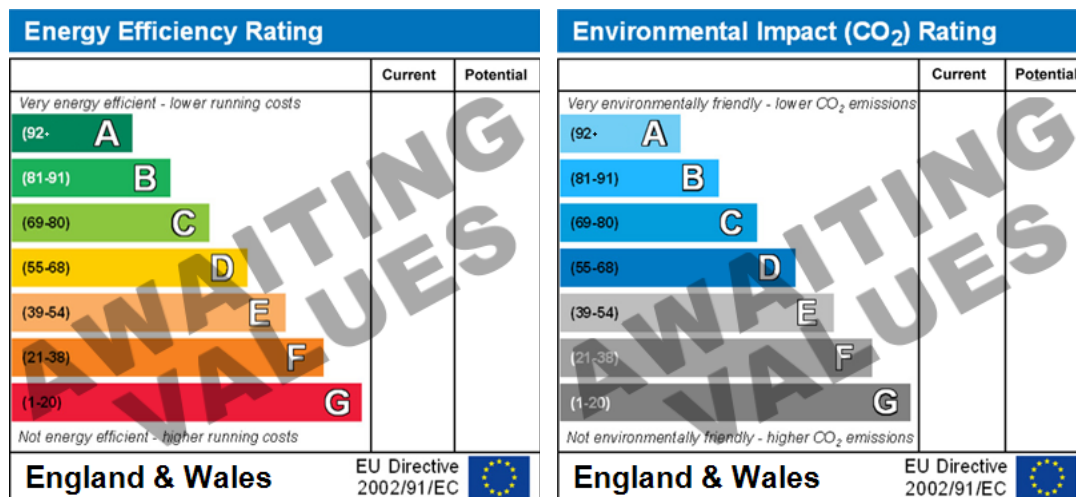
****COMMERCIAL UNIT AVAILABLE**24 HOUR ON SITE GUARD**ON-SITE PARKING****

James Douglas are delighted to offer this fantastic commercial unit to rent in Springmeadow Business Park, Cardiff. The unit is currently being used as an autoparts business and comes with a great workshop space, as well as an office space. The unit is accessible by pedestrian door or a large electric vehicle door that leads on to a courtyard with plenty of parking space. The retail park benefits from having a 24 hour on site guard.

Rent: £29,000 per annum

Application Fee: £400

Available: 2025



Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to James Douglas)

- Holding Deposit: One week's rent
- Security Deposit: Usually a deposit equivalent to 5 weeks rent will be charged, except where the annual rent exceeds £50,000 (deposit equivalent to 6 weeks rent) or a pet is agreed at the property (additional deposit of £100 per pet)
- Rent Arrears. Chargeable from 7 days arrears, calculated on the interest at 3% above Bank of England base rate
- Payment for a breach of the tenancy agreement up to the prescribed limit

During the tenancy (payable to the landlord/managing agent if permitted and applicable)

- Utilities: gas, electricity, water
- Communications: telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

Other permitted payments

- Any other permitted payments, not included above, under the relevant legislation including contractual damages and for the loss of a key or other security device

Tenant protection: James Douglas Sales & Lettings and Student Living by James Douglas are members of Propertymark and Lonsdale Insurance Brokers Ltd (client money protection schemes), and members of The Property Ombudsman redress scheme. You can find more details on our website.

If you wish to rent a property as a company tenant, there is a £300 application fee.