

Wentworth Park Trade Centre



Ipswich Road, Cardiff CF23 9AN

To let - Unit 1b

Refurbished prime trade/warehouse and retail unit

4,413 sq ft (410 sq m)

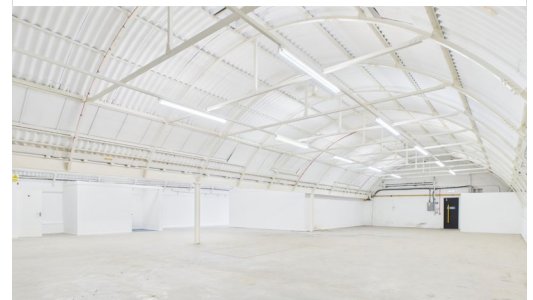
- Prominent trade counter and retail location
- Located immediately off of Newport Road
- Excellent road connectivity with immediate access to the M4 and Cardiff

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Right spaces. Right places.

Wentworth Park Trade Centre occupies a highly visible corner position within Colchester Trade Estate, offering dual frontage and direct access from both Colchester Avenue and Ipswich Road. Located on the eastern side of Cardiff, close to Newport Road's prime out-of-town retail corridor, the estate benefits from outstanding accessibility and prominence.

Connectivity is excellent, with Cardiff City Centre just 2 miles to the west, the A48 within 1 mile to the east, and M4 Motorway Junction 30 only 4 miles away, ensuring strong catchment coverage across South Wales.



Description

This prime trade counter and retail unit benefits from an exceptional position immediately adjacent to established trade operators, Dulux Decorator Centre, Screwfix, City Plumbing and MKM Builder Merchants. Retail occupiers in the immediate vicinity include Sainsbury's, Lidl, Mandarin Stone, The Salvation Army and City Hospice. The property offers prominent roadside frontage with direct access, making it highly visible to passing trade and easily accessible for customers.

The unit comprises steel frame construction with brick elevation clad with corrugated metal sheet cladding. The unit benefits from a dedicated customer entrance and parking area and has been fully refurbished.

Available now



Prominent trade counter location



Concrete forecourt for loading



Dedicated customer parking



WCs



3 phase power supply



Kitchenette

Terms

The unit is available to let on a full repairing and insuring lease for a term to be agreed.

Rent

Rent on application

EPC

B47

Service charge

Available upon request.

Planning

Planning for B8 uses with application submitted for A1 & A3 uses.

VAT

All figures quoted are exclusive of VAT.

Business rates

Available upon request.

Legal costs

Each party will be responsible for their own legal costs incurred on the transaction.

Contact agents to find out more



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