



TO LET

Unit 22-25, Wentloog Buildings,
Cardiff, **CF15 8LW**

Modern warehouse with large self-contained yard area and 4 No. loading doors

- Established industrial and distribution location
- Modern warehouse / industrial unit with large self-contained yard
- Minimum eaves height 6.1 metres
- Maximum eaves height 7.72 metres
- 4 No. level loading doors (electric)
- On site security (night)



Size

7,191 sq ft (668.07 sq m)

Rent

£55,750 per annum plus VAT

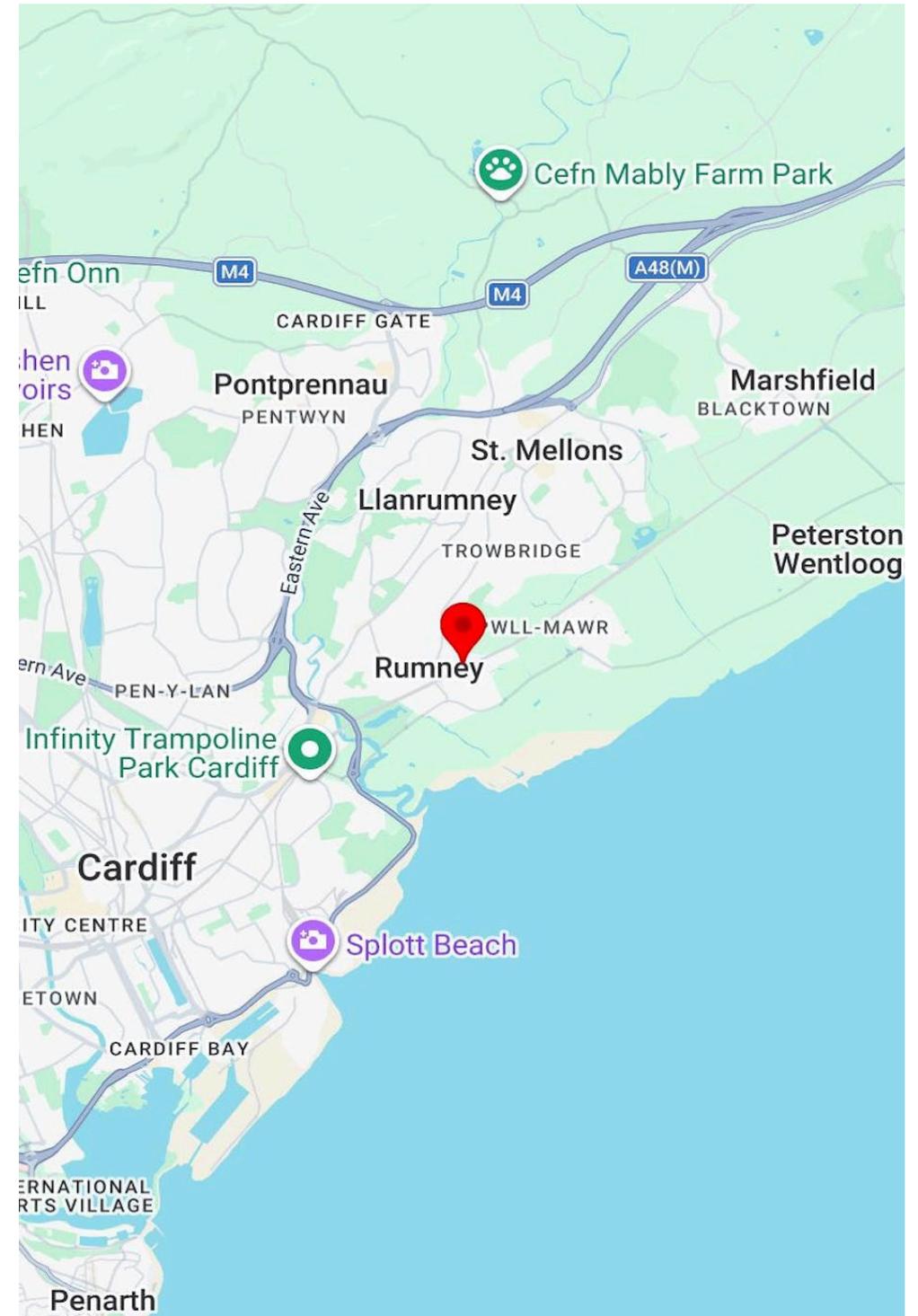
Location

Wentloog Buildings is a multi-let industrial estate located on the eastern side of Cardiff in close proximity to Newport Road, and Eastern Avenue (A48).

Situated approximately 5 miles south of Junction 30 of the M4 Motorway, 3.4 miles to the North East of Cardiff city centre.

Wentloog is one of Cardiff's premier multi-let industrial and distribution locations with many quality occupiers situated in the immediate vicinity, including Northgate Vehicle Hire, Robert Price Builders Merchants, Western Power Distribution and Aldi's regional distribution centre.

Motorway access is excellent with J29 and J30 of the M4 approximately 5 miles to the North, via the A48 and A4232.



Description

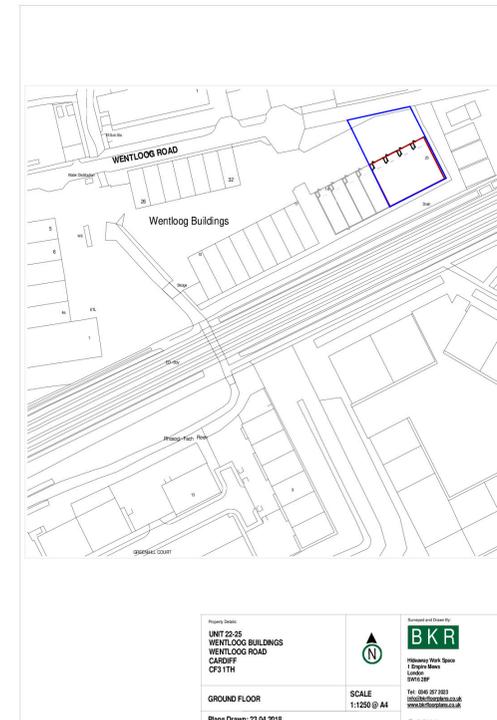
Units 22-25 Wentloog Buildings is a modern warehouse /light industrial unit with a large self-contained yard area and 4 No. level loading doors (electric).

- Minimum eaves height 6.1 metres
- Maximum eaves height 7.72 metres
- 4 No. level loading doors (electric) width 4,1 metres, height 4.9 metres
- WC facility and office

Specification



EPC: C (69)



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Terms

Unit 22-25 is available by way of a new Full Repairing and Insuring Lease for a Term of years to be agreed.

Rent

£55,750 per annum plus VAT

Lease Terms

New Lease

Business rates

Rateable Value: £39,500

Rates Payable: £22,436 per annum Based on 2026 Valuation

Service charge

£9,126.72 per annum Plus VAT - Budget Year End March 2026

Insurance

£1,521.26 per annum Excl. Current annual building insurance premium

Legal Costs

Each party to bear their own costs

EPC

C (69)

VAT

Applicable

Availability

Available Q2 2026
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jenkinsbest.com

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All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

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All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.