



Unit 6, Wentloog Buildings, Rumney, Cardiff, CF3 1TH

Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	1,967 sq ft / 182.74 sq m
Rent	£12,000 per annum
Service Charge	£2,685 per annum Budget Year End March 2026
Rates Payable	£4,889.40 per annum Based on 2023 Valuation, unit currently benefits from an element of small business rates relief
Rateable Value	£8,700
EPC Rating	D (89)

Key Points

- Established industrial and distribution location
- Minimum eaves height 7 metres
- LED lighting
- Mid-terrace light industrial /warehouse unit
- 1 No. level loading door width 3.6 metres, height 4.9 metres
- Unit currently benefits from an element of small business rates relief

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VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£620 per annum Premium for year ending December 2024
EPC Rating	D (89)

Description

Unit 6 Wentloog Buildings is a mid-terraced light industrial / warehouse unit on an established trade / distribution estate.

Location

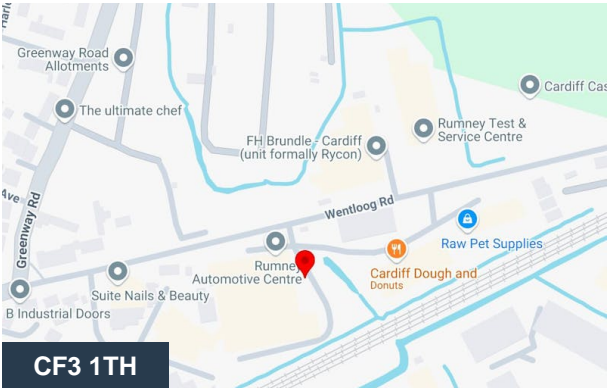
Wentloog Buildings is a multi-let industrial estate located on the eastern side of Cardiff in close proximity to Newport Road, and Eastern Avenue (A48). Situated approximately 5 miles south of Junction 30 of the M4 Motorway.

Specification


- Mid-terrace light industrial /warehouse unit
- Minimum eaves height 7 metres
- 1 No. level loading door width 3.6 metres, height 4.9 metres
- LED lighting


Terms


Unit 6 is available by way of a new Full Repairing and Insuring Lease for a Term of years to be agreed.



Viewing & Further Information

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