



Unit 18, Llandough Trading Estate, Penarth Road, Cardiff, CF11 8RR

Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	6,711 sq ft / 623.47 sq m
Rent	£53,035 per annum
Service Charge	£7,190 per annum Budget Year End March 2026
Rates Payable	£15,736 per annum Based on 2023 Valuation
Rateable Value	£28,000
EPC Rating	D (86)

Key Points

- Well located light industrial / warehouse unit with 0.2 acre yard
- Warehouse min. eaves 5 metres, max. 6.5 metres (apex)
- Close proximity to Cardiff City Centre with excellent road links - A4232 and M4
- Single story office accommodation with kitchenette and WC facilities
- 1 No. level loading door 4.2m (w) x 4.5m (h)
- On site security (evenings and weekends)

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VAT	Applicable
Legal Fees	Each party to bear their own costs. However, if the Tenant wishes to use the Landlord's In-House Lease, a contribution of £175 plus VAT is applicable
Estate Charge	£1,211.69 per annum
EPC Rating	D (86)

Description

Unit 18 is a well located light industrial / warehouse unit situated on the popular and established Llandough Trading Estate.

Location

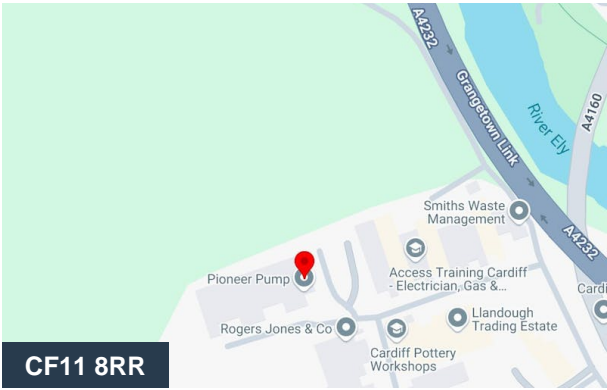
Llandough Trading Estate is accessed from Penarth Road: (A4160) one of the main arterial routes into Cardiff city centre. The estate is situated approximately 3 miles south west of the city centre and is visible from the A4232 peripheral distributor road, providing a direct link to J33 on the M4 approximately 8 miles to the north west. Local occupiers include a mixture of trade counter, industrial, car showroom and retail occupiers including Screwfix, A Plant Hire, SET Office Stationers, 3D Flooring, and Greggs.

Specification

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Single story office accommodation with kitchenette and WC facilities
Warehouse min. eaves 5 metres, max. 6.5 metres (apex)
1 No. level loading door 4.2m (w) x 4.5m (h)

Terms

Unit 18 is available by way of a new Full Repairing and Insuring Lease for a term to be agreed.



Viewing & Further Information



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