



SECURE YARD

Units 20 - 22, Llandough Trading Estate, Penarth Road, Cardiff, CF11 8RR

Industrial Warehouse To Let

Summary

Tenure	To Let
Available Size	19,884 sq ft / 1,847.28 sq m
Rent	£140,000 per annum
Service Charge	£21,555 per annum Budget Year End March 2026
Business Rates	Rateable Value Unit 20 = £27,250 Unit 21 = £27,250 Unit 22 = £28,250. Based on 2023 Valuation
EPC Rating	Upon enquiry

Key Points

- Well located light industrial / warehouse units with excellent road links -A4232 and M4 (J.33)
- Close proximity to Cardiff City Centre and Bay area
- On site security (evenings and weekends)
- Secure yard area directly opposite
- Established trade and distribution location off Penarth Road

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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
EPC Rating	Upon enquiry

Description

Units 20-22 are well located light industrial / warehouse units situated on the popular and established Llandough Trading Estate. Located off Penarth Road the Estate benefits from excellent access to both the City Centre and the M4 Motorway.

Location

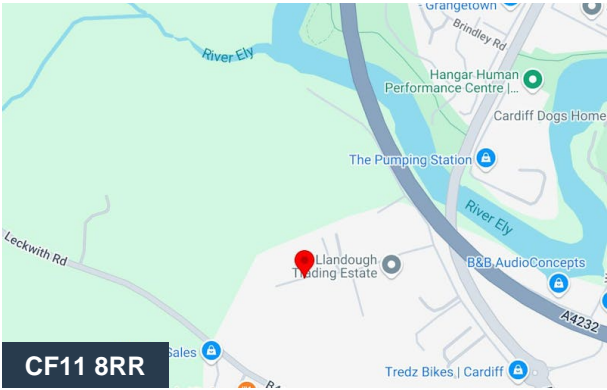
Llandough Trading Estate is accessed from Penarth Road: (A4160) one of the main arterial routes into Cardiff city centre. The estate is situated approximately 3 miles south west of the city centre and is visible from the A4232 peripheral distributor road, providing a direct link to J33 on the M4 approximately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

Specification

- Single storey offices at front of each unit
- Warehouse - minimum eaves height 4.2 metres, maximum eaves height 5.2 metres
- 3 No. Level access roller shutter door (width 4.25 metres, height 4.5 metres)
- Secure yard area directly opposite

Terms

Units 20-22 are available by way of a new Full Repairing and Insuring Lease for a term to be agreed.



Viewing & Further Information



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