



Unit 4A, Wentloog Buildings, Rumney, Cardiff, CF3 1TH

Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	2,221 sq ft / 206.34 sq m
Rent	£12,216 per annum plus VAT
Service Charge	£3,357 per annum Budget Year End March 2026
Rates Payable	£5,339.20 per annum Based on 2023 Valuation, the unit currently qualifies for an element of small business rates relief.
Rateable Value	£9,400
EPC Rating	D (93)

Key Points

- Established industrial and distribution location
- 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
- Unit currently qualifies for an element of small business rates relief (circa 40% discount)

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Summary

Available Size	2,221 sq ft
Rent	£12,216 per annum plus VAT
Rates Payable	£5,339.20 per annum Based on 2023 Valuation, the unit currently qualifies for an element of small business rates relief.
Rateable Value	£9,400
Service Charge	£3,357 per annum Budget Year End March 2026
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£597.48 per annum Current annual building insurance premium (Landlord insures building and recovers from Tenant)
EPC Rating	D (93)

Description

Unit 4A Wentloog Buildings is a mid-terraced light industrial / warehouse unit on an established trade / distribution estate.

Location

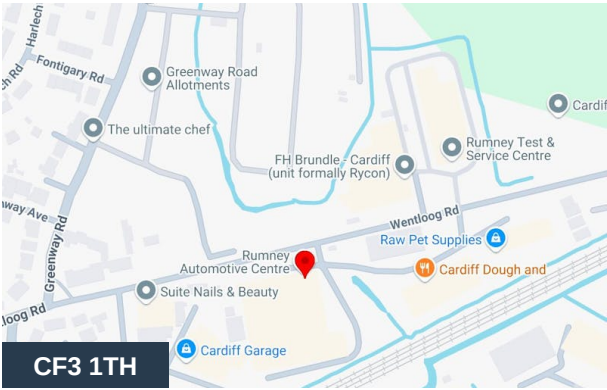
Wentloog Buildings is a multi-let industrial estate located on the eastern side of Cardiff in close proximity to Newport Road, and Eastern Avenue (A48). Situated approximately 5 miles south of Junction 30 of the M4 Motorway.

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 4A 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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