



TO LET

Unit 7, Wentloog Buildings,
Cardiff, **CF3 1TH**

Industrial / Warehouse To Let with secure car park/yard

- Established industrial and distribution location
- Unit situated within fenced and gated compound
- Minimum eaves height 7 metres
- 3 No. level loading doors
- Large self-contained yard / access
- On site security (night)
- Roller door 3.6m (w) x 4.9m (h)



Size

13,501 sq ft (1,254.28 sq m)

Rent

£76,093 per annum plus VAT

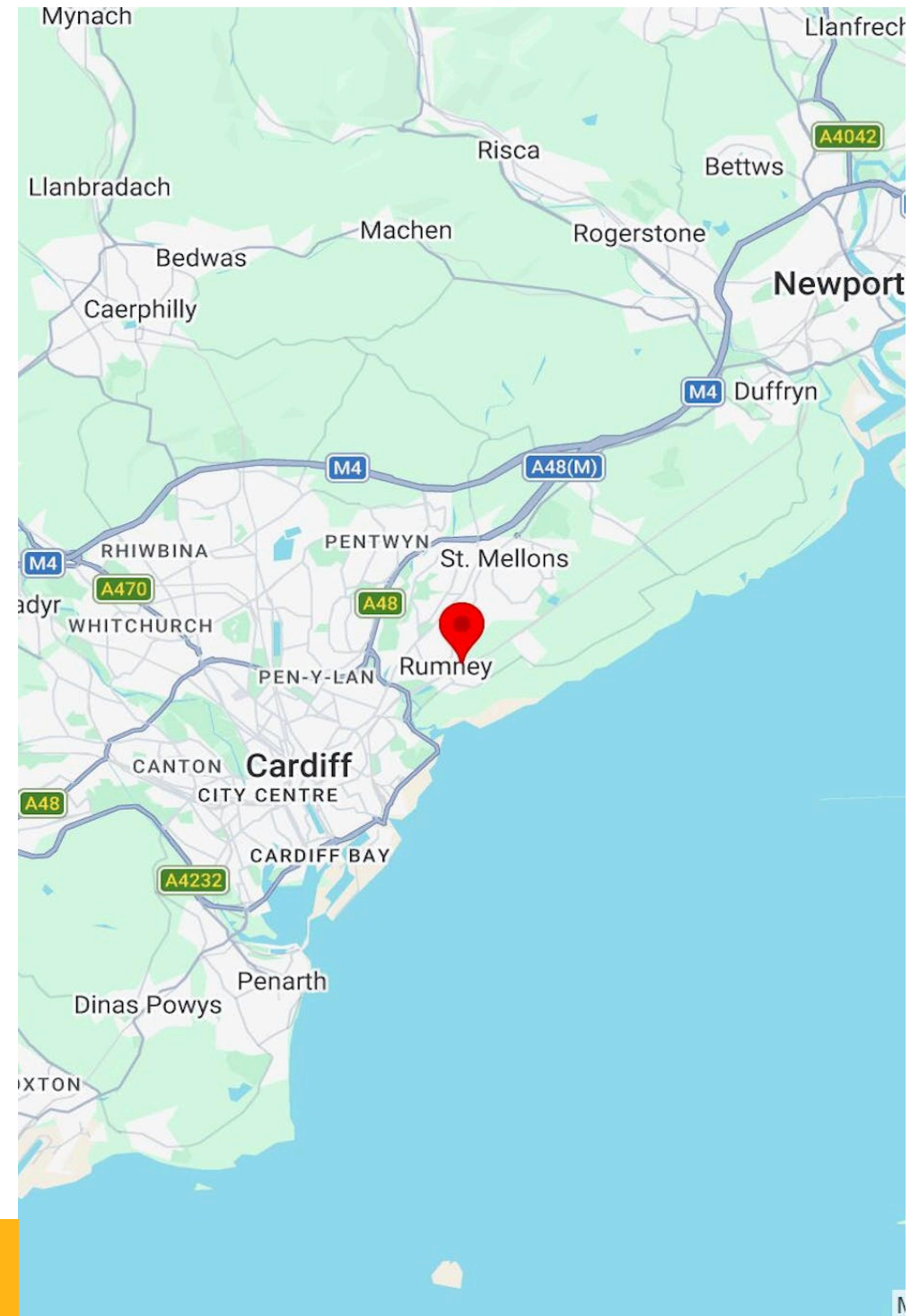
Location

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

End of terrace light industrial /warehouse unit with large separate entrance / yard.
Gated and fenced yard with 2 points of road access.

- Minimum eaves height 7 metres
- 2 No. level loading doors
- (3.6m (w) x 4.9m (h))
- Self-contained yard / access
- On site security (night)

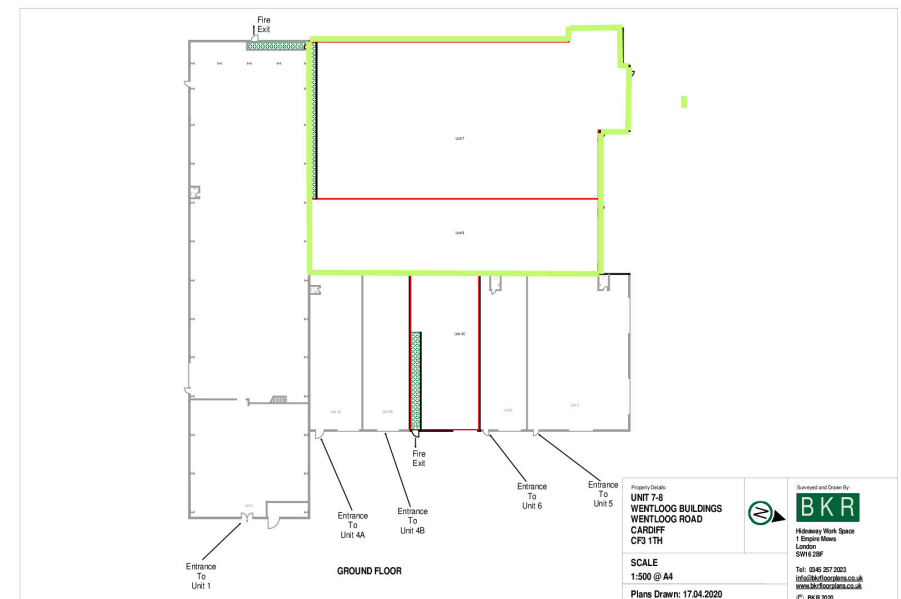
Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
7	13,501	1,254
TOTAL	13,501	1,254

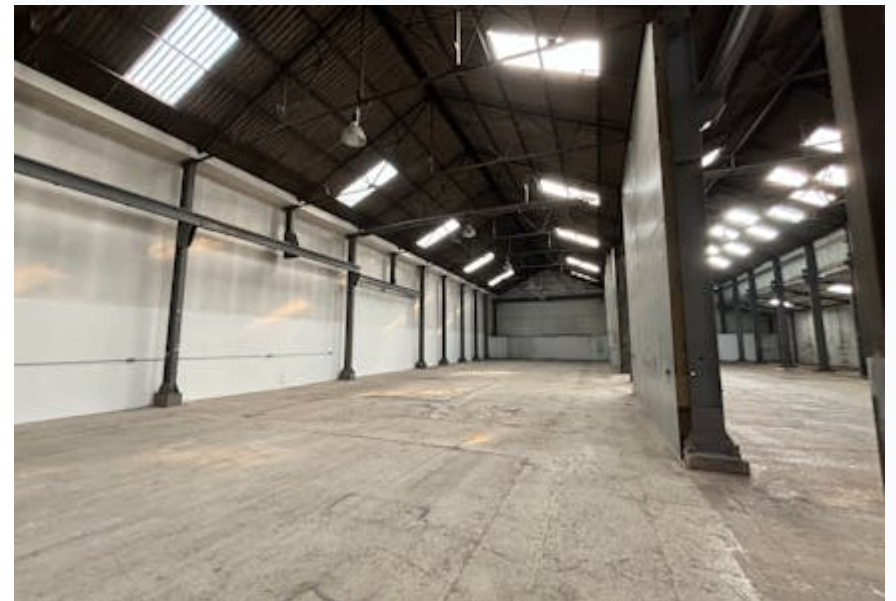
Specification



EPC: EPC exempt -
EPC has been
commissioned, will be
available in less than
28 days



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Cardiff, **CF3 1TH**



Sat Nav. CF3 1TH



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Terms

Unit 7 is available by way of a new Full Repairing and Insuring Lease for a Term of years to be agreed.

Rent

£76,093 per annum plus VAT

Lease Terms

New Lease Term of years to be agreed

Business rates

Rates Payable: To be re-assessed, RV Unit 7 £33,500, RV Unit 8 £20,750

Service charge

£1.50 per sq ft Budget Year End March 2026 - includes security (night)

Insurance

£0.27 per sq ft Annual building insurance premium - Landlord insures and recovers from the Tenant

Legal Costs

Each party to bear their own costs

EPC

EPC exempt - EPC has been commissioned, will be available in less than 28 days

VAT

Applicable

Availability

Available Immediately

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Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.

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.

Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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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.