



TO LET

Unit 11, Llandough Trading Estate,
Cardiff, **CF11 8RR**

Industrial / Warehouse Unit To Let. Only estate off Penarth Road with overnight security.

- Close proximity to Cardiff City Centre
- Well located light industrial / warehouse unit with new LED lighting
- 1 No. new electric roller shutter doors
- Warehouse min. eaves 5 metres, max. 6.5 metres (apex)
- Excellent road links - A4232 and M4
- On site security (evenings and weekends)
- Occupiers include Proos Roofing, Biogene, UK Original Foods, FMG Repair Services Ltd



Size

4,912 sq ft (456.34 sq m)

Rent

£34,385 per annum

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.

Llandough trading estate is the only estate on Penarth Rd with on site security (evenings and weekends).

Occupiers on the estate include Proos Roofing, Vale Removals, 3D Flooring, UK Original Foods, and FMG Repair Services Ltd.

Companies in the area include a mixture of trade counter, industrial, car showroom and retail occupiers including Screwfix, 3D Flooring, Costa and Greggs.

Connectivity

Road

M4 (jct 33) 8 miles



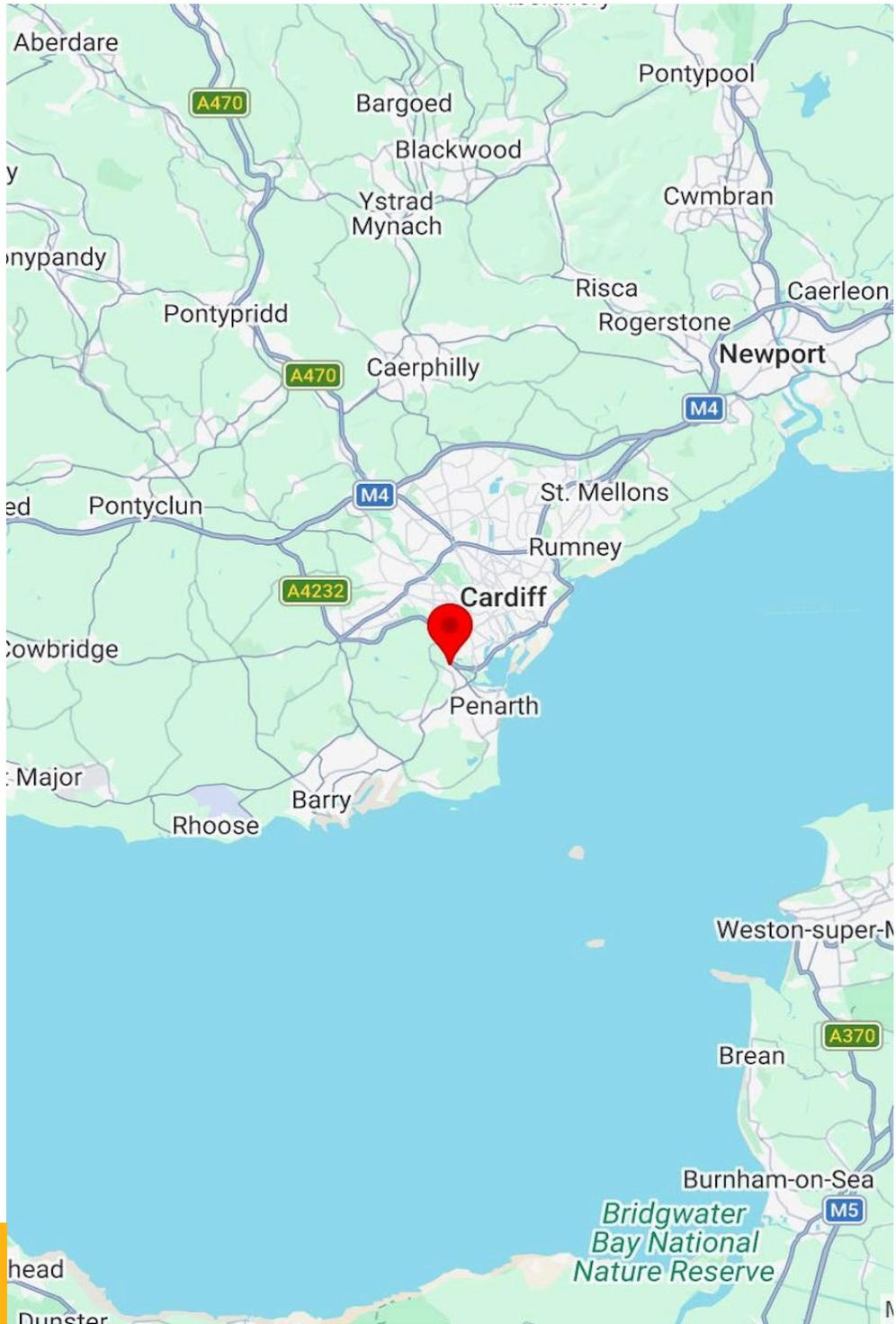
Cities

Cardiff City Centre 3 miles
Newport 17 miles



Train Stations

Cardiff Central 2.4 miles



Description

Unit 11 is a well located light industrial / warehouse unit situated on the popular and established Llandough Trading Estate.

- New LED lighting
- 1 No. new electric roller shutter doors
- Warehouse min. eaves 5 metres, max. 6.5 metres (apex)
- WCs
- On site security (night and weekends)

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Unit 11	4,912	456
TOTAL	4,912	456

Specification



EPC: D (92)



Minimum clear internal height (m): 5



Loading Doors (Surface level): 1



Lighting Type: LED



Maximum clear internal height (m): 6.5



Unit 11, Llandough Trading Estate,
Cardiff, **CF11 8RR**



Sat Nav. CF11 8RR



///spray.bliss.class



what3words

Viewings

Please contact Jenkins Best or our joint agents Knight Frank

Terms

Unit 11 is available by way of a new Full Repairing and Insuring Lease.

Rent

£34,385 per annum

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £31,750

Rates Payable: £18,034 per annum Based on 2026 Valuation.

Service charge

£5,870 per annum Budget Year End March 2026

Insurance

£1,038.28 per annum Insurance premium for year ending June 2026

Legal Costs

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

D (92)

VAT

Applicable

Availability

Available Immediately

Contact

Henry Best

07738 960012

henry@jenkinsbest.com

Amelia Nicholas

07703 975 677

amelia@jenkinsbest.com

Craig Jones

07867 393494

craig@jenkinsbest.com

Tom Rees

07557 161491

tom@jenkinsbest.com

Joint Agents

Mr Neil Francis

02920440147 | 07766511983

7 Ty-Nant Court, Morganstown,
Cardiff, CF15 8LW, UK

029 2034 0033

jenkinsbest.com

Jenkins
Best
jenkinsbest.com



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.

The vendor/lessor does not make or give and neither Jenkins Best nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.

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.