



Unit 17, Wentloog Buildings, Rumney, Cardiff, CF3 1TH

Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	1,770 sq ft / 164.44 sq m
Rent	£14,160 per annum
Service Charge	£2,325 per annum Budget Year End March 2026
Rates Payable	£5,564 per annum Based on 2023 Valuation. Currently qualifies for element of small business rates relief
Rateable Value	£9,900
EPC Rating	D (89)

Key Points

- Established industrial and distribution location
- On-site night security guard for the Estate
- Maximum eaves height 7.72 metres
- Unit currently benefits from an element of small business rates relief
- Modern end of terrace light industrial / distribution unit
- Minimum eaves height 6.1 metres
- 1 No. level loading door (electric) 4.1 metres wide, 4.9 metres high

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Rateable Value	£9,900
Service Charge	£2,325 per annum Budget Year End March 2026
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£560 per annum Approximate Premium for Year Ending December 2024
EPC Rating	D (89)

Description

End of terrace modern light industrial / warehouse unit

Location

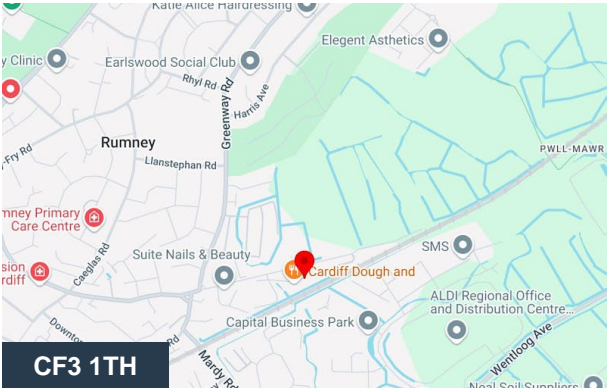
Wentloog Buildings is a multi-let industrial estate located on the eastern side of Cardiff in close proximity to Newport Road, and Eastern Avenue (A48). Situated approximately 5 miles south of Junction 30 of the M4 Motorway.

Specification

- Minimum eaves height 6.1 metres
- Maximum eaves height 7.72 metres
- 1 No. level loading door (electric) 4.1 metres wide, 4.9 metres high

Terms

Unit 17 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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