



Unit 10 & 11, Llandough Trading Estate, Penarth Road, Cardiff, CF11 8RR

Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	10,821 sq ft / 1,005.30 sq m
Rent	£75,747 per annum
Service Charge	£11,735 per annum Budget Year End March 2026
Business Rates	Rateable Value for Unit 10 = £24,500 Rateable Value for Unit 11 = £24,500. Based on 2023 Valuation.
EPC Rating	C (74)

Key Points

- Well located light industrial / warehouse unit with new LED lighting
- Warehouse min. eaves 5 metres, max. 6.5 metres (apex)
- Excellent road links - A4232 and M4
- 2 No. new electric roller shutter doors
- Close proximity to Cardiff City Centre
- On site security (evenings and weekends)

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Car Parking	Upon Enquiry
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
Estate Charge	£2,295.65 per annum Insurance premium for year ending June 2026
EPC Rating	C (74)

Description

Unit 10 & 11 is a well located light industrial / warehouse unit situated on the popular and established Llandough Trading Estate.

Location

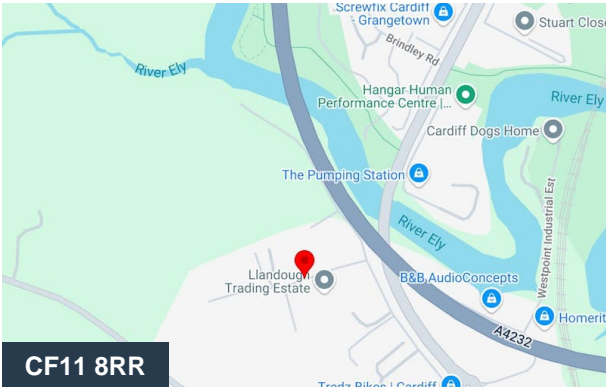
Llandough Trading Estate is accessed from Penarth Road: (A4160) one of the main arterial routes into Cardiff city centre. The estate is situated approximately 3 miles south west of the city centre and is visible from the A4232 peripheral distributor road, providing a direct link to J33 on the M4 approximately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

Specification

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

Terms

Unit 10 & 11 are available by way of a new Full Repairing and Insuring Lease.



Viewing & Further Information



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