



Unit 11, Pentood Industrial Estate, Station Road, Cardigan, SA43 3AG

Industrial / Warehouse To Let / Unit to be refurbished

Summary

Tenure	To Let
Available Size	2,479 sq ft / 230.31 sq m
Rent	£13,000 per annum plus VAT
Service Charge	£1,340 per annum plus VAT of the year ending June 2026
Rates Payable	£6,532 per annum based on 2026 Valuation, Unit will receive a small element of business rates relief.

Key Points

- Well located light industrial /warehouse unit
- Close proximity to Cardigan town centre
- 1 x level roller shutter door (width 2.54 metres, height 3.02 metres)
- Maximum eaves height 4.53
- End of terrace unit
- Open plan warehouse with integral office and WC facilities
- Minimum eaves height 2.92 metres

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Summary

Available Size	2,479 sq ft
Rent	£13,000 per annum plus VAT
Rates Payable	£6,532 per annum based on 2026 Valuation, Unit will receive a small element of business rates relief.
Rateable Value	£11,500
Service Charge	£1,340 per annum plus VAT of the year ending June 2026
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£492 per annum Building insurance premium for the year ending December 2026
EPC Rating	D (78)

Description

Unit 11 is an end of terrace light industrial / warehouse unit of steel portal frame construction, located towards the estate entrance.

Location

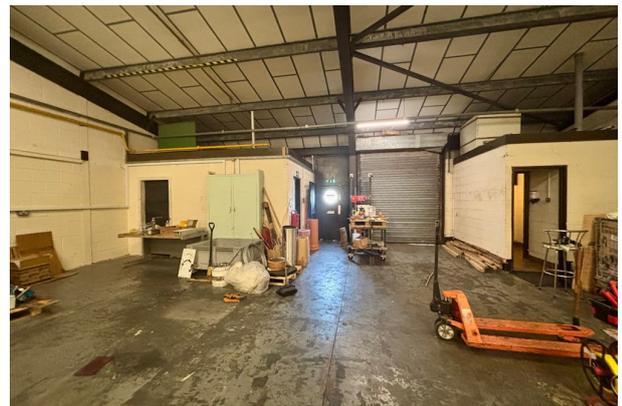
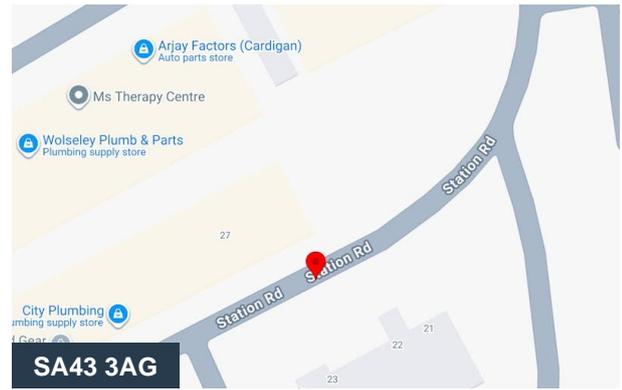
Pentood Industrial Estate is strategically located within walking distance of Cardigan town centre. The estate is positioned to the south of the River Teifi and is recognised at the town's main trade counter / mixed commercial estate with occupiers including LBS Builders Merchants, CEF, and City Plumbing Supplies. The estate benefits from excellent road access with the main A487 coast road from Fishguard to Aberystwyth bypassing the town which also has main road links via the A478 to Narberth/Tenby area of south Pembrokeshire as well as via the A484 to Carmarthen and onwards to the M4 motorway.

Specification

Open plan warehouse with integral office and WC facilities
1 x level roller shutter door (width 2.74 metres, height 2.4 metres)
Minimum eaves height 2.8 metres
Maximum eaves height 3.42 metres

Terms

Unit 11 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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