



TO LET

Unit 6, Tollgate Close,
Cardiff, **CF11 8TN**

Trade Counter / Warehouse To Let on estate fronting Penarth Road.

- Close proximity to Cardiff City Centre
- Well located Trade Counter/Warehouse Unit
- Excellent road links - A4232 and M4
- 1 no. Roller Shutter Door
- Minimum eaves Height 5 metres
- Maximum eaves height 6.4 metres
- LED lighting
- Businesses in the area include Screwfix, National Tyres and Royal Mail
- 4,930 sq ft



Size

4,930 sq ft (458.01 sq m)

Rent

£34,500 per annum

Location

Prime trade / retail location on the Western side of Cardiff.

Penarth Road is one of the main arterial routes with excellent road connectivity to the city centre and to Cardiff Bay and M4 (J33) via the PDR A4232.

Tollgate Close benefits from frontage and direct access from Penarth Road with National Tyres Auto Centre located at the entrance.

Other occupiers on the Estate and the surrounding area include National Tyres Screwfix, HSS, Edmundson Electrical and Royal Mail.

Companies in the area include a mixture of trade counter, industrial, car showroom and retail occupiers.

Connectivity

Road

M4 (jct 33) 8 miles



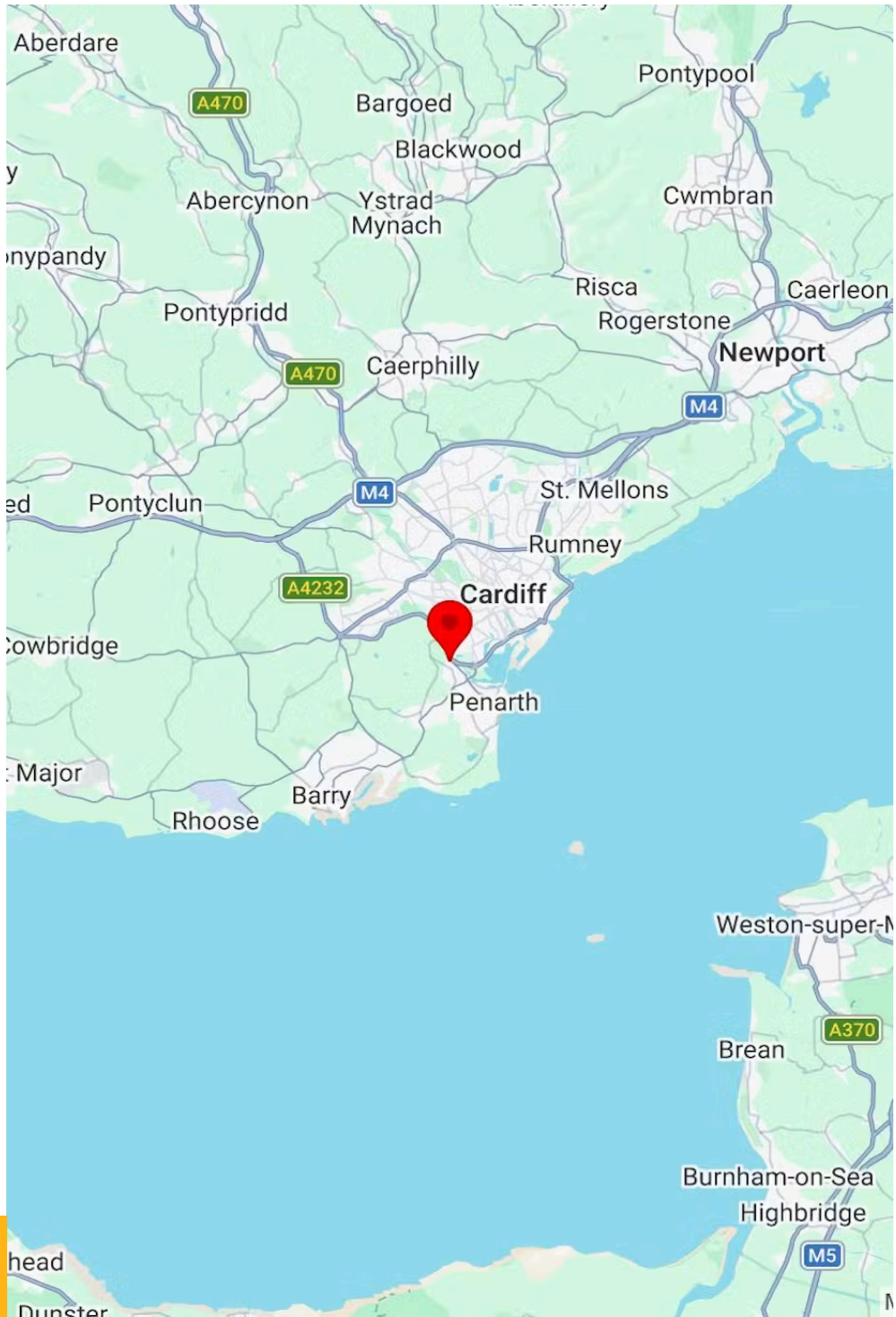
Cities

Cardiff City Centre 3 miles
Newport 17 miles



Train Stations

Cardiff Central 2.4 miles



Description

Tollgate Close Industrial Estate is an established industrial estate with direct access to Penarth Road.

- New LED lighting to be installed.
- 1 roller shutter door
- Minimum eaves Height 5 metres
- Maximum eaves height 6.4 metres
- Three phase power
- Integral office and WC block with separate pedestrian entrance
- 5 Car parking spaces

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
6	4,930	458
TOTAL	4,930	458

Specification



EPC: D (97)



Minimum clear internal height (m): 5



Loading Doors (Surface level): 1



Total parking spaces: 5



Lighting Type: LED



Maximum clear internal height (m): 6.4



Car Parking

Unit 6, Tollgate Close,
Cardiff, CF11 8TN



Viewings

Please contact Jenkins Best or our joint agents

Terms

Unit 6 is available by way of a new Full Repairing and Insuring Lease.

Rent

£34,500 per annum

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £24,750

Rates Payable: £14,058 per annum Based on 2026 Valuation.

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 (97)

VAT

Applicable

Availability

Available Immediately

Contact

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Best**
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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.