

DUE TO BE REFURBISHED



## Unit 7, Llandough Trading Estate, Penarth Road, Cardiff, CF11 8RR

Industrial / Warehouse Unit To Let with large yard and quality office content

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	9,153 sq ft / 850.34 sq m
<b>Rent</b>	£77,000 per annum payable quarterly in advance
<b>Service Charge</b>	£9,925 per annum Budget Year Ending March 2026
<b>Rates Payable</b>	£24,728 per annum Based on 2023 Valuation
<b>Rateable Value</b>	£44,000
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Well located industrial / warehouse unit with 0.34 acre yard
- Close proximity to Cardiff City Centre
- Established trade and distribution location off Penarth Road
- Maximum eaves of 6m
- Electric roller shutter door
- Excellent road links - A4232 and M4
- On site security (evenings and weekends)

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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	£1,641.72 per annum Based on 2025 premium.
EPC Rating	Upon enquiry

## Description

Unit 7 is a well located light industrial / warehouse unit situated on the popular and established Llandough Trading Estate - GIA 9,153 sq ft  
Ground floor and first floor offices.  
Warehouse - minimum eaves height 4.3m, maximum eaves height 6m  
1 No. Level access electric roller shutter door (width 5.22m, height 4.37m)  
Unit 7 is to be refurbished and is available Q3 2025  
EPC is to be reassessed following works

## Property Highlights / Amenities

- Loading Doors (Surface level): 1
- Minimum clear internal height (m): 4.3
- Maximum clear internal height (m): 6
- Secure yard: Yes

## Location

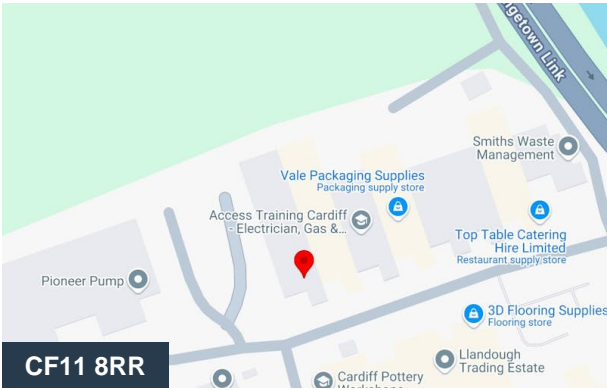
Llandough Trading Estate is accessed from Penarth Road: (A4160) one of the main arterial routes into Cardiff city centre. The estate is situated approximately 3 miles south west of the city centre and is visible from the A4232 peripheral distributor road, providing a direct link to J33 on the M4 approximately 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.

## Accommodation

Name	sq ft	sq m	Availability
Unit - Unit 7	9,153	850.34	Available
Total	9,153	850.34	

## Specification

Unit 7 is an end of terraced unit - GIA 9,153 sq ft  
Ground floor & First floor offices with Kitchen.  
Warehouse - minimum eaves height 4.3m, maximum eaves height 6m  
1 No. Level access electric roller shutter door (width 5.22m, height 4.37m)



## Viewing & Further Information



**Henry Best**  
07738 960012  
henry@jenkinsbest.com



**Craig Jones**  
07867 393494  
craig@jenkinsbest.com



**Anthony Jenkins**  
07768 233919  
anthony@jenkinsbest.com

**Neil Francis (Knight Frank)**  
02920 440 147 | 07766 511 983

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### **Terms**

Unit 7 is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.