

**Mileway**

# Llandough Trading Estate Cardiff

Available to Let  
Warehouse  
5,408 - 17,453 sq ft



On-site security



Excellent links to A4232 and M4



On-site parking



Level access roller shutter door



Three phase power

# Llandough Trading Estate

Cardiff CF11 8RR



## Description

These well-located, open plan light industrial warehouse units form part of the popular and established Llandough Trading Estate. All units benefit from access via level access roller shutter doors. The estate benefits from on-site security on evenings and weekends.

## Location

Llandough Trading Estate is accessed from Penarth Road via the 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.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

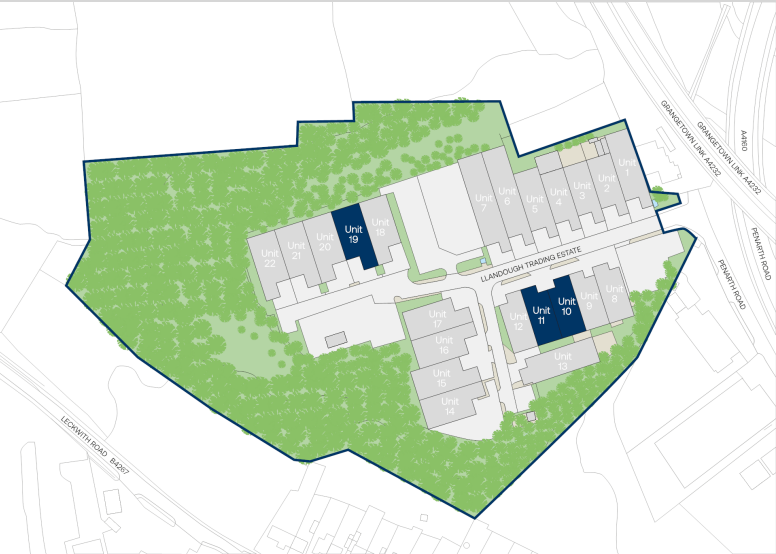
Please contact:

**Mileway**  
**Grace Shackell**  
walesandsouthwest@mileway.com  
0292 168 0815

**Jenkins Best**  
**Craig Jones**  
craig@jenkinsbest.com  
02920 340 033

**Jenkins Best**  
**Anthony Jenkins**  
anthony@jenkinsbest.com  
07768 233 919

**Knight Frank**  
**Neil Francis**  
neil.francis@knightfrank.com  
07766 511 983



## Accommodation:

| Unit    | Property Type | Size (sq ft) | Availability | Rent       |
|---------|---------------|--------------|--------------|------------|
| Unit 10 | Warehouse     | 5,408        | Immediately  | £3,170 PCM |
| Unit 11 | Warehouse     | 5,413        | Immediately  | £3,175 PCM |
| Unit 19 | Warehouse     | 6,632        | Immediately  | £3,875 PCM |
| Total   |               | 17,453       |              |            |

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.