

# Llandough Trading Estate

Cardiff, CF11 8RR

Warehouse | 5,408 - 17,453 ft<sup>2</sup>



On-site security



Excellent links to A4232 and M4



On-site parking



Level access roller shutter door



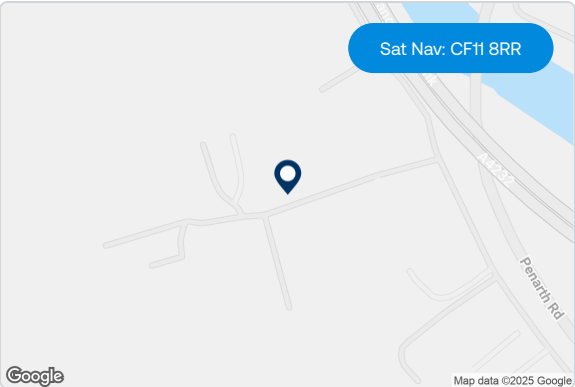
Three phase power

Available to Let

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## 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.

## Further information

<b>EPC</b> Unit 10 : C, Unit 11 : D, Unit 19 : D	<b>Rent</b> Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	<b>Terms</b> Available on new full repairing and insuring leases.	<b>Legal costs</b> All parties will be responsible for their own legal costs incurred in the transaction.
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[Book a viewing](#)

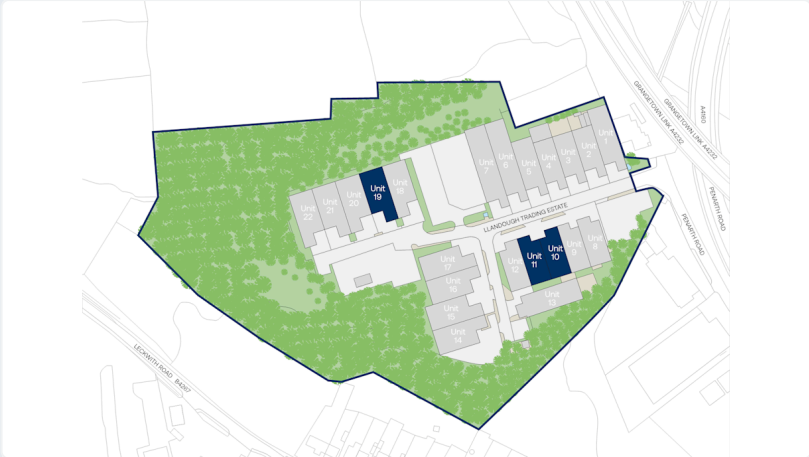
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## Accommodation:

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

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed five year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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