

# Llandough Trading Estate

Cardiff, CF11 8RR

Warehouse | 4,907 - 9,819 ft<sup>2</sup>



On-site security



Excellent links to  
A4232 and M4



On-site parking



Level access roller  
shutter door



Three phase power



LED lighting

Available to Let

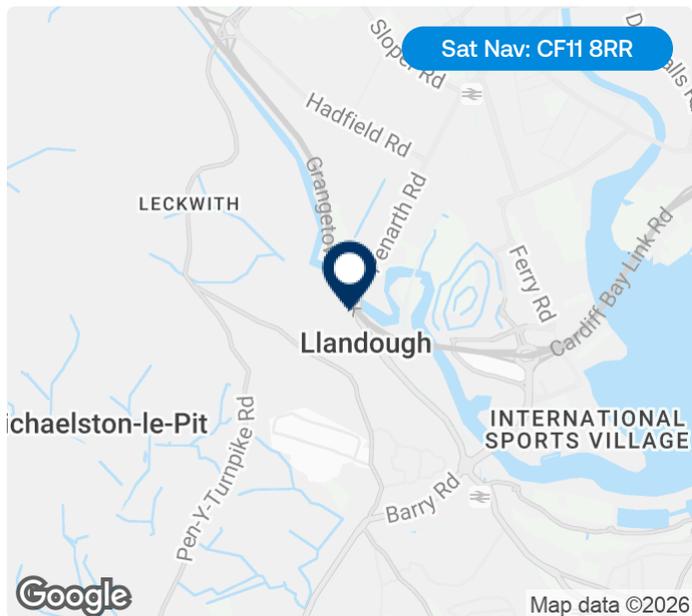


## Location & Connections

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.

Llandough Trading Estate is the only estate on Penarth Rd with on site security (evenings and weekends).

Occupiers on the estate include Proos Roofing, Vale Removals, 3D Flooring, UK Original Foods, and fmg Repair Services Ltd. Companies in the area include a mixture of trade counter, industrial, car showroom and retail occupiers including Screwfix, 3D Flooring, Costa and Greggs.





## Description

Units 10 and 11 are well-positioned light industrial/warehouse units offer modern features including new LED lighting and two new electric roller shutter doors. The warehouse space features minimum eaves height of 5 metres and a maximum apex height of 6.5 metres. Units 10 and 11 can be leased individually or a combined unit totalling 9,819 sq ft.

Unit 19 is a recently redecorated light industrial/warehouse unit featuring a new electric roller shutter door, minimum eaves height of 4.2 metres, and maximum eaves height of 5.1 metres, office accommodation and kitchen and W.C. facilities.

### Further information

**EPC**  
Unit 10 : C, Unit 11 : D,  
Unit 19 : D

**Rent**  
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

**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.

### Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
10	Warehouse	4,907	Immediately	2,865
11	Warehouse	4,912	Immediately	2,870
10 & 11	Warehouse	9,819	Immediately	5,320
19	Warehouse	6,632	Immediately	3,875
Total		26,270		

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.

[Book a viewing](#)

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