

Llandough Trading Estate

Cardiff, CF11 8RR

Warehouse | 6,632 ft²



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

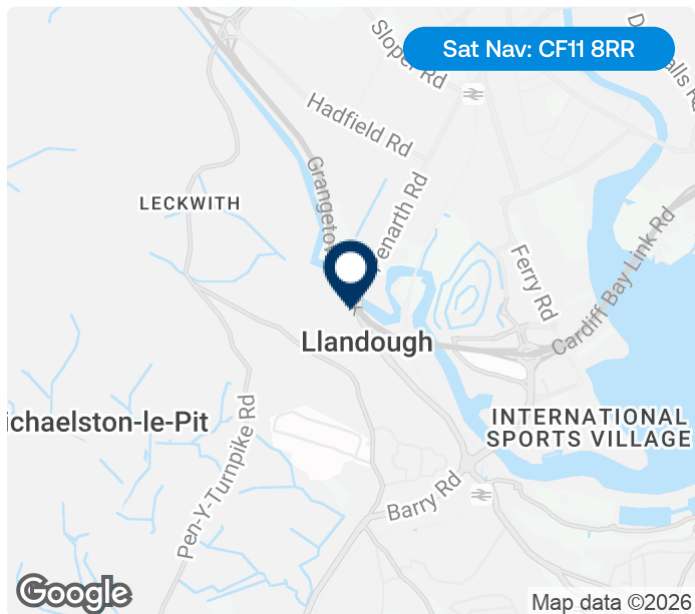
LastMileFirst | mileway.com

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.

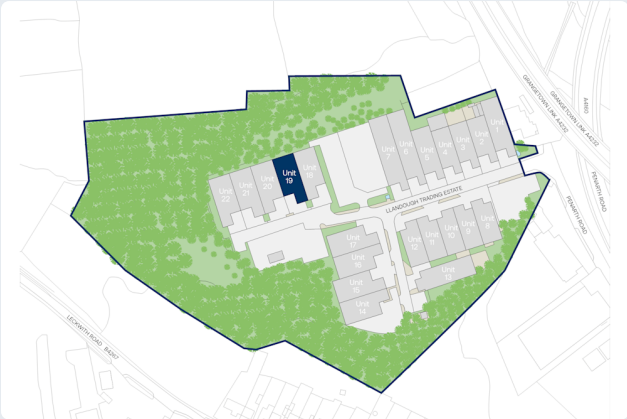




Description

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	Rent	Terms	Legal costs
	Unit 19 : D	Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	Available on new full repairing and insuring leases.	All parties will be responsible for their own legal costs incurred in the transaction.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
19	Warehouse	6,632	Immediately	3,875
Total		6,632		

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

Ross Jenkins
Mileway
walesandsouthwest@mileway.com
0292 168 0815

Tom Rees
Jenkins Best
tom@jenkinsbest.com
07557 161 491

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

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

Kate Maffey
Knight Frank
Kate.Maffey@knightfrank.com
07977 759 501

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