

Unit 6 Tollgate Close

Cardiff CF11 8TN

Warehouse | 4,930 ft²



Min eaves 5 m, max eaves
6.4 m



Office accommodation



LED lighting



Trade counter



Roller shutter

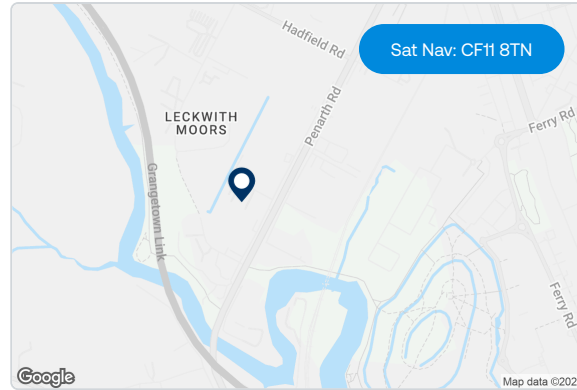
Available to Let



LastMileFirst | mileway.com

powell
office furniture

Images coming soon



Description

Tollgate Close Industrial Estate is an established industrial estate with direct access to Penarth Road. Unit 6 is an end terraced unit comprising of steel portal frame construction, a 4 x 4.5 m level loading door, minimum 4.8 m - maximum 5.6 m eaves height, and integral office accommodation, W.C facilities and LED lighting

Location

The estate is ideally situated in a prime trade/retail location on the Western side of Cardiff. Penarth Road is one of the main arterial routes with excellent road connectivity to the city centre and to Cardiff Bay and M4 (J33) via the PDR A4232. Tollgate Close benefits from frontage and direct access from Penarth Road with National Tyres Auto Centre located at the entrance. Other occupiers on the Estate and the surrounding area include Screwfix, HSS, Dreams, Scania, and Edmundson Electrical.

Further information

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.

[Book a viewing](#)

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
6	Warehouse	4,930	Coming soon	3,875	D
Total		4,930			

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three 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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