

**Mileway**

# Llandough Trading Estate Cardiff

Available to Let  
Light industrial / warehouse units  
From 5,433 sq ft (504.7 sq m)



Close to Cardiff City Centre



Excellent links to A4232 & M4



Established commercial location



Refurbished



On site security  
– overnight & weekends



Parking

# Llandough Trading Estate

Cardiff, CF11 8RR



## Description

- Level access roller shutter door
- On site security (overnight and weekends)
- Minimum eaves height 4.2m
- Maximum eaves height 5.2m
- Units 10 & 11 – undergoing refurbishment
- Additional / overflow parking available

## Location

Llandough Trading Estate is accessed from Penarth Road: (A4160) one of the main arterial routes into Cardiff city centre. The estate is situated approximately three miles south west of the City Centre and is visible from the A4232, providing a direct link to J33 on the M4 approximately eight miles to the north west.

Local occupiers include a mixture of trade counter, industrial, car showroom and retail occupiers including Porsche, Ferrari, BMW, Screwfix, Bathstore, 3D Flooring, SET Office Stationers and A Plant Hire.

Property owned by **Mileway**

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.

## EPC

EPC available upon request.

## Terms

Available by way of a new Full Repairing and Insuring Lease.

## Viewing / Further Information

Please contact:

**Knight Frank**  
Neil Francis  
[neil.francis@knightfrank.com](mailto:neil.francis@knightfrank.com)  
02920 440 147  
07766 511983

Emily Wilson  
[emily.wilson@knightfrank.com](mailto:emily.wilson@knightfrank.com)  
02920 440 140  
07870 861 077

## VAT

VAT will be payable where applicable.

## Legal Costs

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

**Jenkins Best**  
Anthony Jenkins  
[anthony@jenkinsbest.com](mailto:anthony@jenkinsbest.com)  
02920 340 033  
07768 233 919

Henry Best  
[henry@jenkinsbest.com](mailto:henry@jenkinsbest.com)  
02920 340 033  
07738 960 012



## Accommodation

Floor areas are as follows:

Unit	Area (sq ft)	Area (sq m)	Rent per annum
Unit 5	6,186	573.0	£43,300
Unit 10	5,433	504.7	£38,000
Unit 11	5,445	505.9	£38,000

**Mileway**