

Llandough Trading Estate, Cardiff

Available to Let
Light Industrial Warehouse
Units From 13,256 sq ft - 19,884 sq ft



Close to Cardiff City Centre



Excellent links to A4232 & M4



Established commercial location



Refurbished



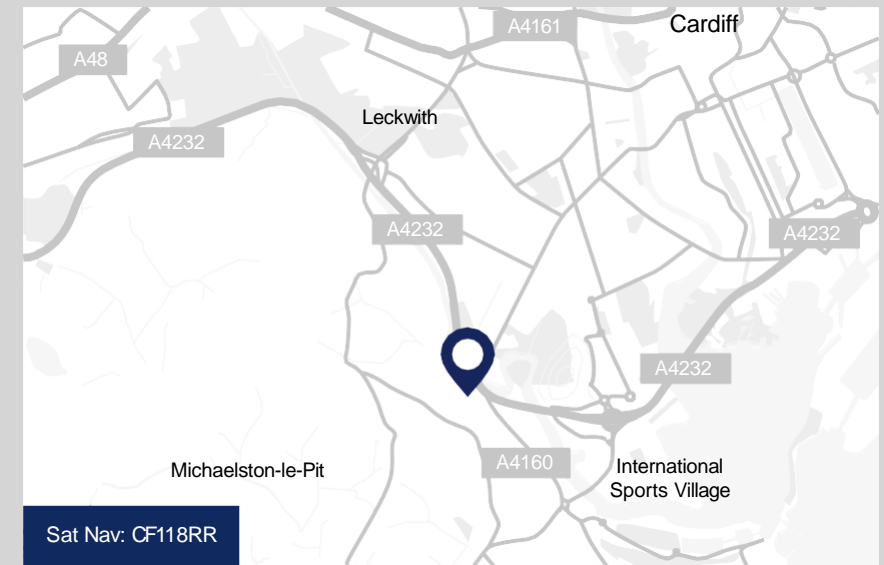
On site security
– overnight & weekends



Parking

Llandough Trading Estate

Cardiff, CF118RR



Description

- Single storey office accommodation
- Level access loading door of 4.2m (w) x 4.5m (h)
- On site security (overnight and weekends)
- Warehouse – minimum eaves height 5.85
- 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.

EPC

EPC available upon request.

Terms

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

VAT

VAT will be payable where applicable.

Legal Costs

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

Viewing / Further Information

Please contact:

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Accommodation

Floor areas are as follows:

Unit	Area (sq ft)	Rent per annum
Unit 20	6,628	£46,500
Unit 21	6,628	£46,500
Unit 22	6,628	£46,500

Property owned by **Mileway**

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