

TO BE REFURBISHED.



TO LET.

**Unit 14, Llandough Trading Estate, Cardiff, CF11 8RR.
Industrial / Warehouse Unit with 0.19 Acre Yard.
6,642 sq ft (617.1 sq m).**

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 3 miles south west of the City Centre and is visible from the A4232, providing a direct link to J33 of the M4 approximately 8 miles to the north west.

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

Description.

An end terrace unit of steel portal frame construction comprising:

- Single storey office accommodation
- Kitchenette and WC facilities
- 1 No. level loading door 4.2m (w) x 4.5m (h)
- Min eaves height 5.85m
- Good parking provisions
- 0.2-acre yard

Accommodation.

The property has a Gross Internal Area of 6,642 sq ft (617.1 sq m).

Terms.

The property is available by way of a new lease for a term of years to be agreed.

Rent.

£53,032 per annum.

EPC.

The property has an EPC of D (81).

Rateable Value.

Rateable Value – £27,500

Rates payable – £14,712.50 (1 April 2023 to present)

Service Charge.

Each unit on the estate contributes towards the estate management / service charge for the upkeep and maintenance of common areas.

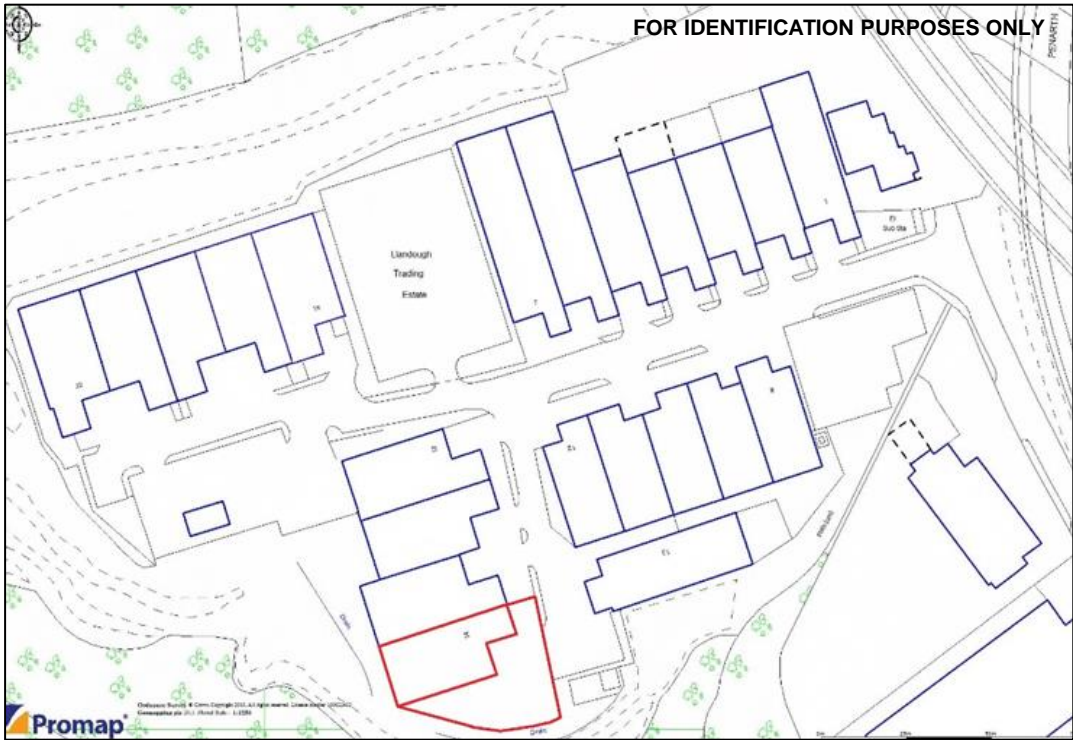
Further information is available on request.

Insurance.

The landlord insures the property and recovers the premium from the tenant. Details available on request.

VAT.

VAT is applicable on all costs.



Contact.

For further information, or to arrange a viewing, please contact the Joint Agents.



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April 2024 - SUBJECT TO CONTRACT

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[Particulars dated April 2024]. Photographs and videos dated April 2024.

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