



## Unit 8, Wentloog Buildings

Wentloog Road, Rumney, Cardiff, CF3 1TH

**5545 sq ft Industrial in  
Cardiff to let**

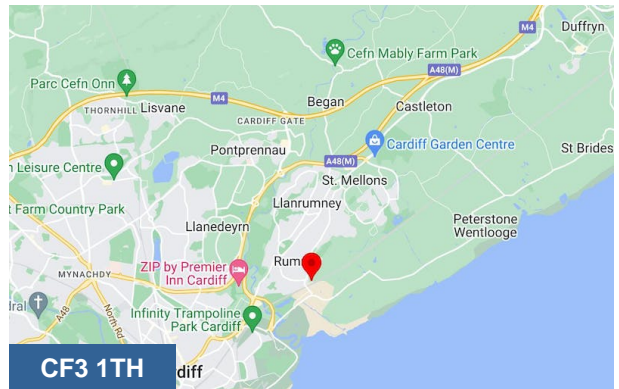
**5,545 sq ft**  
(515.15 sq m)

- Mid-terrace light industrial /warehouse unit
- Minimum eaves height 7 metres
- High Bay Warehouse
- 1 No. level loading door
- 5,545 sq ft (515.15 sq m)
- £27,750 per annum

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## Summary

<b>Available Size</b>	5,545 sq ft
<b>Rent</b>	£27,750 per annum
<b>Rates Payable</b>	£8,158.75 per annum Rateable Value to be re-assessed (Multiplier 53.5 pence 2020/21). Please contact Cardiff County Council for additional information / confirmation.
<b>Rateable Value</b>	£15,250
<b>Service Charge</b>	£6,496 per annum Landlord insures the building and recovers the premium from the Tenant -Building Insurance £1735
<b>VAT</b>	Upon Enquiry
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	£0.54 per sq ft An estate service charge is levied to cover the cost of the maintenance and upkeep of the common parts of the estate . In addition, there is a cost towards the on-site security (night) of £1,930.43 per annum (excl).
<b>EPC Rating</b>	D (76)



## Description

Unit 8 Wentloog Buildings is a mid-terraced light industrial / warehouse which has been recently been refurbished. The high bay unit benefits from a minimum eaves height of 7 metres. Accessed via a level loading door (width 3.6 metres, height 4.9 metres) and pedestrian entrance.

## Location

Wentloog Buildings is an established multi-let industrial estate located on the eastern side of Cardiff in close proximity to Newport Road and Eastern Avenue (A48). The units provide quick access to the South Wales road network situated approximately 5 miles south of Junction 30 of the M4 Motorway.

## Accommodation

Name	sq ft	sq m	Availability
Unit	5,545	515.15	Available
<b>Total</b>	<b>5,545</b>	<b>515.15</b>	

## Insurance

This property has an annual insurance of £1420.

## Viewings

Strictly by appointment with sole agents Cooke & Arkwright.

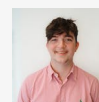
## Viewing & Further Information



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