



## Unit 4C Wentloog Buildings

Wentloog Road, Rumney, Cardiff, CF3 1TH

### High Quality trade counter / Warehouse unit - To Let

**2,738 sq ft**  
(254.37 sq m)

- Modern semi-detached light industrial / distribution unit
- Located on a popular Industrial and distribution location
- LED Lighting
- 1 No. Level loading door width 3.6 metres, height 4.9 metres
- Minimum eaves height 7 metres

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## Summary

<b>Available Size</b>	2,738 sq ft
<b>Rent</b>	£15,100.00 per annum
<b>Rates Payable</b>	£8,440.90 per annum
<b>Rateable Value</b>	£15,100
<b>Service Charge</b>	£3,519.37 per annum
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (64)

## Description

Unit 4C Wentlog Buildings is a mid-terraced light industrial / warehouse unit on an established trade / distribution estate.

## Location

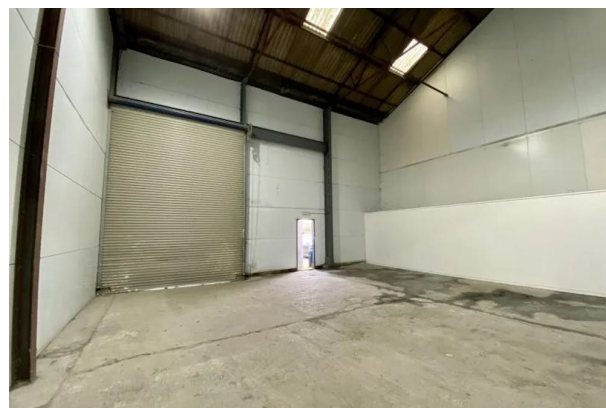
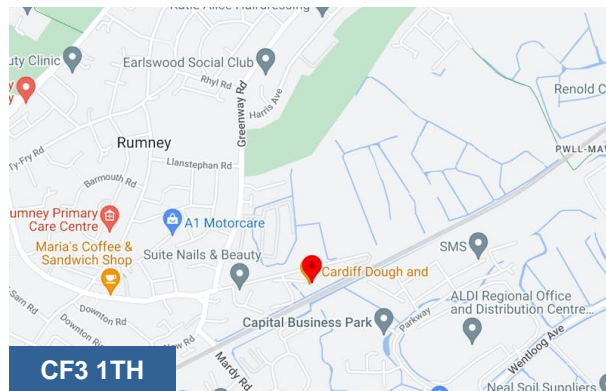
Wentlog Buildings is a multi-let industrial estate located on the eastern side of Cardiff in close proximity to Newport Road and Eastern Avenue (A48).

The units provide quick access to the South Wales road network situated approximately 5 miles south of Junction 30 of the M4 Motorway.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 4C	2,738	254.37	Available
<b>Total</b>	<b>2,738</b>	<b>254.37</b>	



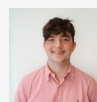
## Viewing & Further Information



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