



Llandough Industrial Estate

Llandough, Cardiff, CF11 8RR

Well located trade unit FOR SELL (May Let)

24,074 sq ft
(2,236.55 sq m)

- Prominently located industrial unit with roadside prominence
- Suitable for a range of uses including Trade Counter / Warehousing / Manufacturing
- Excellent road connectivity easily linking to A4232 and M4
- Onsite parking and yard
- Located close to Cardiff City Centre
- Single storey office at the front of the warehouse

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Summary

Available Size	24,074 sq ft
Rent	£5 per sq ft
Price	Offers in excess of £1,200,000
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (101)

Location

Llandough Trading Estate at the top of Penarth Road a busy and established trading area of Cardiff. The unit is accessed from Penarth Road (A4160) one of the main arterial routes leading to Cardiff city centre.

The estate is situated approximately 3 miles south west of the city centre and is visible from the A4232 peripheral distributor road, providing a direct link to J33 on the M4 approximately 8 miles to the north west.

Local occupiers include a mixture of trade counter, industrial, car showroom and retail occupiers including Crown Paints, Screwfix, Greggs and Sunbelt Rentals.

Description

The property comprises a warehouse/manufacturing unit measures 24,074 sq.ft (GIA) and sits on a site of 1.1 acres with a parking provision to the front, one way access road around the unit with a yard area to the rear.

The unit has block work elevations with a trussed roof. The main warehouse roof has been overclad with steel profile sheets and the flat roof office extension has recently been replaced. The unit benefits from LED lighting.

The unit is served by two dock level loading doors to the front of the property and 3 surrounding level loading Roller Shutters. The offices whilst adjoining have a separate access leading to a reception area for visitors.

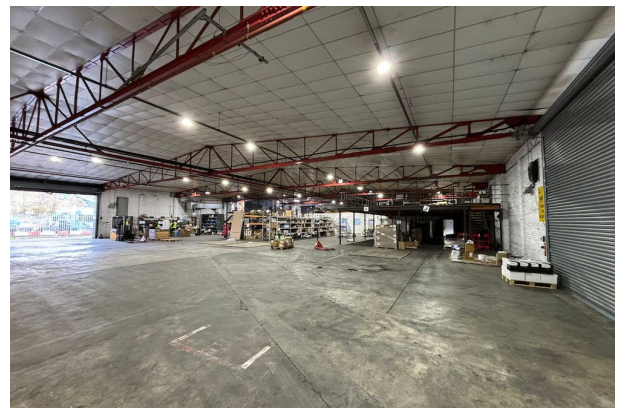
The offices have recently been upgraded and comprise gas central heating via a new boiler, carpeted throughout, PVC windows, permitter trunking. There are welfare facilities and a large canteen.

We understand the unit has connections to all utilities and has 3 phase power.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building	24,074	2,236.55	Available
Total	24,074	2,236.55	



Viewing & Further Information



Rhys Price

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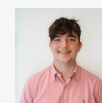
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