

**Mileway**

# Llandough Trading Estate Cardiff

Available to Let  
Light industrial warehouse unit  
6,186 sq ft (575 sq m)



Close to Cardiff City Centre



Excellent links to A4232 & M4



Established commercial location



Refurbished



On site security  
- overnight & weekends



Parking

# Llandough Trading Estate

Unit 5, Llandough Trading Estate, Cardiff CF11 8RR



## Description

- Single storey office
- One level access roller shutter door
- On site security (overnight and weekends)
- Warehouse – minimum eaves height 4.2 metres, maximum eaves height 5.2 metres
- Unit 5 – to be refurbished
- 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.

## Viewing / Further Information

Please contact:

**Knight Frank**  
**Neil Francis**  
 neil.francis@knightfrank.com  
 029 2044 0147  
 07766 511 983

**Tom Griffiths**  
 tom.griffiths@knightfrank.com  
 029 2044 0140  
 07870 861 077

## VAT

VAT will be payable where applicable.

## Legal Costs

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

**Jenkins Best**  
**Anthony Jenkins**  
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 029 2034 0033  
 07768 233 919

**Henry Best**  
 henry@jenkinsbest.com  
 029 2034 0033  
 07738 960 012



## Accommodation

Floor areas are as follows:

Unit	Area (sq ft)	Area (sq m)	Rent per annum
Unit 5	6,186	575	£35,570

Property owned by **Mileway**

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