

Llandough Trading Estate Cardiff

Available to Let
Warehouse

5,408 - 17,007 sq ft (502 - 1,580 sq m)



On-site security



Excellent links to A4232 and M4



On-site parking



Three phase power



Recently refurbished

Llandough Trading Estate

Penarth Road, Cardiff, CF11 8RR



Description

These well-located, open plan light industrial warehouse units form part of the popular and established Llandough Trading Estate. All units benefit from access via level access roller shutter doors. The estate benefits from on-site security on evenings and weekends.

Location

Llandough Trading Estate is accessed from Penarth Road via the 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 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 Porsche, Screwfix, 3D Flooring, and Greggs.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

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

Viewing / Further Information

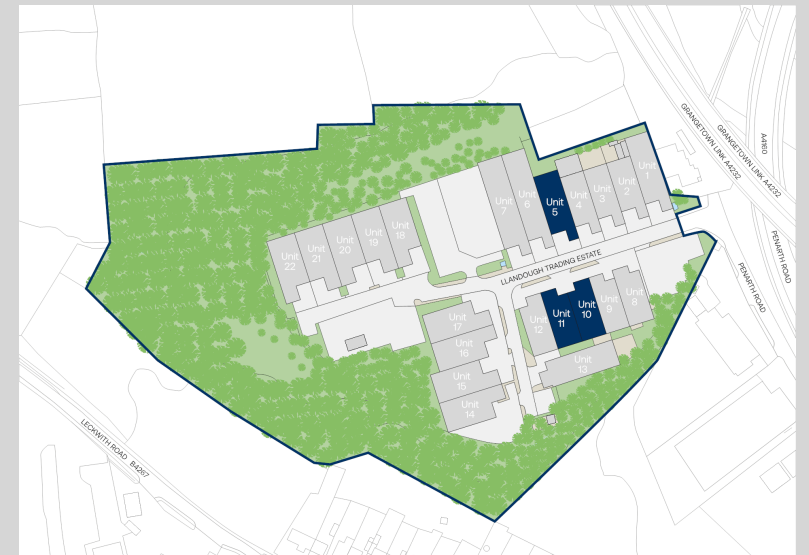
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Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 5	Warehouse	6,186	575	Immediately
Unit 10	Warehouse	5,408	502	Immediately
Unit 11	Warehouse	5,413	503	Immediately
Total		17,007	1,580	

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