

Llandough Trading Estate Cardiff

Available to Let
Warehouse

6,628 - 19,884 sq ft (616 - 1,848 sq m)



Close to Cardiff City Centre



On-site security



Excellent links to A4232 and M4



Large secure yard



Level access roller shutter door



Three phase power

Llandough Trading Estate

Penarth Road Cardiff CF11 8RR



Description

Units 20-22 are well located light industrial / warehouse units situated on the popular and established Llandough Trading Estate.

The property benefits from 19,884 sq ft gross internal area. Minimum eaves height to the warehouse 4.2 metres, maximum eaves height 5.2 metres with 3 level access roller shutter door (width 4.25 metres, height 4.5 metres). Single storey office accommodation to the front of each unit. 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.

Terms

Available on new full repairing and insuring leases.

VAT

VAT will be payable where applicable.

Legal Costs

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

Viewing / Further Information

Please contact:

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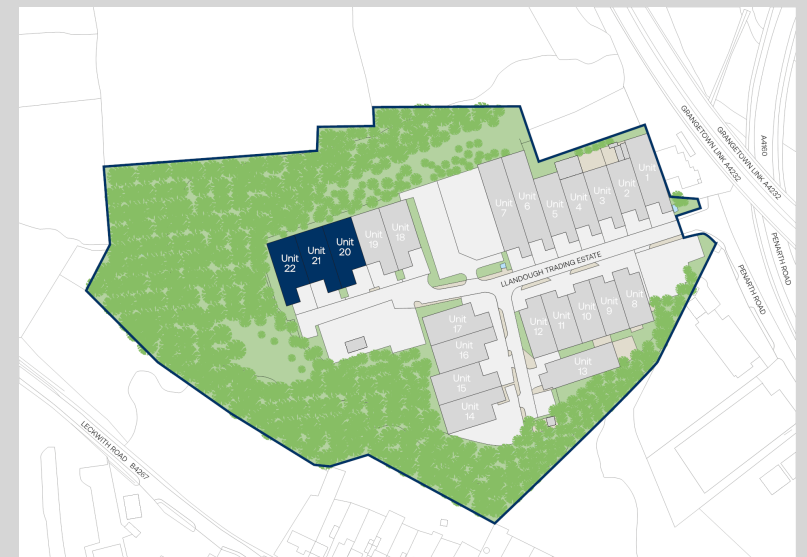
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Accommodation:

| Unit | Property Type | Size (sq ft) | Size (sq m) | Availability |
|--------------|---------------|---------------|--------------|--------------|
| Unit 20 | Warehouse | 6,628 | 616 | Immediately |
| Unit 21 | Warehouse | 6,628 | 616 | Immediately |
| Unit 22 | Warehouse | 6,628 | 616 | Immediately |
| Total | | 19,884 | 1,848 | |

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