

Mileway

Tollgate Close Industrial Estate Cardiff

Available to Let
Warehouse

4,998 - 11,654 sq ft (464 - 1,082 sq m)

5

24 hour access



Three-phase electricity



LED lighting



Ample parking



Trade counter



Tollgate Close Industrial Estate

Tollgate Close Cardiff CF11 8TN



Description

Tollgate Close Industrial Estate is an established industrial estate with direct access to Penarth Road.

Unit 5 is an end terraced unit comprising of steel portal frame construction, a 4 x 5 m level loading door, minimum 4.8 m - maximum 5.6 m eaves height, and integral office accommodation.

Unit 8 is an end terraced unit comprising of steel portal frame construction, a 4 x 5 m level loading door, minimum 4.8 m - maximum 5.6 m eaves height, and integral office accommodation with separate pedestrian entrance.

Location

The estate is ideally situated in a prime trade/retail location on the Western side of Cardiff. Penarth Road is one of the main arterial routes with excellent road connectivity to the city centre and to Cardiff Bay and M4 (J33) via the PDR A4232.

Tollgate Close benefits from frontage and direct access from Penarth Road with National Tyres Auto Centre located at the entrance. Other occupiers on the Estate and the surrounding area include Screwfix, HSS, Dreams, Scania, and Edmundson Electrical

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EPC

EPC is available upon request.

Terms

Available on new full repairing and insuring leases.

Viewing / Further Information

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VAT

VAT will be payable where applicable.

Legal Costs

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

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Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Unit 5	Warehouse	6,656	618	Under offer	
Unit 8	Warehouse	4,998	464	Immediately	£2,700 PCM
Total		11,654	1,082		

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