



Commercial

**hrt**  
herbert r thomas

To Let

1-4 Trade Street lane, Cardiff,  
CF10 5DR

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1-4 Trade Street lane, Cardiff, CF10 5DR

Annual Rental of £27,500



### Location

**For Sat Nav users: Postcode CF10 5DR**

The property is situated in Trade Street lane off Penarth Road which is located south of Cardiff City Centre in an area of the city undergoing considerable regeneration.

Central Rail and Bus Stations are 5 minutes walk with the City Centre 10 minutes walk. Cardiff Bay is 1 mile to the south, approximately 30 minutes walk.

### Description

The property consists of 5 lock up industrial units with storage/parking on the ground floor and additional storage/office space on the first floor.

The property benefits from:

- 5x Electric roller shutter doors
- Central Cardiff location
- Mains services, including electricity, water, gas and drainage

The property is suitable for a variety of uses, and suggestions include: Vehicle Sales & Storage; Trades Business's; and Storage of building materials

### Accommodation

1-4 Trade Street lane, Cardiff

	sq.m	sq.ft
Industrial unit	335	3,609
<b>Total NIA</b>	<b>335</b>	<b>3,609</b>

Please note all measurements are approximate and have been undertaken on a Gross Internal Area (GIA)

### Rent

£27,500 per annum.

### Terms

New Leases on Full Repairing and Insuring Terms available.

### VAT

There is no VAT on the rent.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### Rateable Value/Council Tax

Interested parties are advised to make their own enquiries with the Bridgend Council in order to verify.

The site has a Rateable Value of £13,750.

There is the opportunity to possibly split up the units to reduce the rates bills.

The business multiplier for Wales 2026/2027 is 0.56p in the pound.

Eligible for small business rate relief as within the Enterprise zone. Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

### EPC

EPC Rating - TBC

The Energy Performance Certificate is available on request.

### Viewing Arrangements

Strictly by appointment only through the sole letting agents.

Contact: Will Gamlin  
Tel: 02922 671 555  
Email: williamgamlin@hrt.uk.com

Contact: James Mordecai  
Tel: 02922 671548  
Email: jamesmordecai@hrt.uk.com

Viewing strictly by appointment through Herbert R Thomas

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.