

# UNITS 20 – 22

LLANDOUGH TRADING ESTATE, CARDIFF, CF11 8RR



Well located light industrial / warehouse unit

TO LET | Industrial  
19,884 sqft (1,847.28 sq m)  
£140,000 per annum (Excl.)

## Key Features

- Well located light industrial / warehouse units
- Close proximity to Cardiff City Centre and Bay area
- Excellent road links - A4232 and M4 (J.33)
- Established trade and distribution location off Penarth Road
- Occupiers include Pioneer Pump Solutions, 3D Flooring
- On site security (night and weekends)
- Secure yard area directly opposite



## Description

Units 20-22 are well located light industrial / warehouse units situated on the popular and established Llandough Trading Estate. Located off Penarth Road the Estate benefits from excellent access to both the City Centre and the M4 Motorway.

## Accommodation

19,884 sq ft (1,847.3 sq m) Gross Internal Area Single storey offices at front of each unit Warehouse - minimum eaves height 4.2 metres, maximum eaves height 5.2 metres 3 No. Level access roller shutter door (width 4.25 metres, height 4.5 metres)

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## Further info visit:

<https://www.jenkinsbest.com/properties/units-20-22-llandough-trading-estate-cardiff-cf11-8rr/>

## 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 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.

## Tenure & Terms

Units 20-22 are available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

## Rent

£140,000 per annum (Excl.) VAT payable in addition.

## Rateable Value

Occupiers will be responsible for Business Rates. Rateable value for Unit 20 = £27,250 (2023 List). Rateable value for Unit 21 = £27,250 Rateable value for Unit 22 = £28,250 Multiplier 2024/25 = 56.2 pence.

## Estate service charge / building insurance

An estate service charge is levied for the maintenance of the common areas. Each unit contributes a fair proportion of the overall service charge, the current annual budget for Units 20-22 = £18,465.(Excl.) - year ending March 2024.VAT payable in addition. The Landlord insures the buildings on the Estate and recovers the annual premiums from the Tenants - amount to be confirmed subject to use.

## Legal costs

Each party responsible for their own legal costs.\*

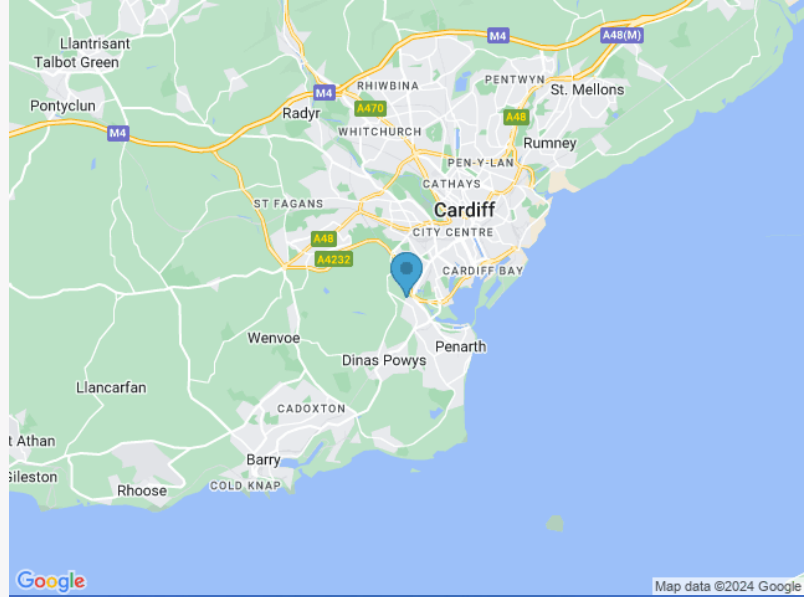
\*However, if the Tenant wishes to use The Landlord's In-House Lease a contribution of £175 plus Vat is applicable.

## Energy Performance Certificate

Unit 20 = D-90 Unit 21= C-60 Unit 22= C-67 .Certificates are available on request.

## Further information

Please contact the Joint Agents - Jenkins Best (Henry Best / Anthony Jenkins/ Craig Jones) 029 20340033 or Knight Frank



## Disclaimer

Jenkins Best for themselves and for the vendor/lessor of this property whose agents they give notice that:

1. Jenkins Best for themselves and for the vendor/lessor of this property whose agents they give notice that:
2. These particulars do not constitute any part of an offer or contract.
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July 2024

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**Jenkins  
Best**  
jenkinsbest.com

3 Melin Corrwg Business Park, Upper Boat, Treforest  
CF37 5BE | T: 029 20 34 00 33  
enquiries@jenkinsbest.com