

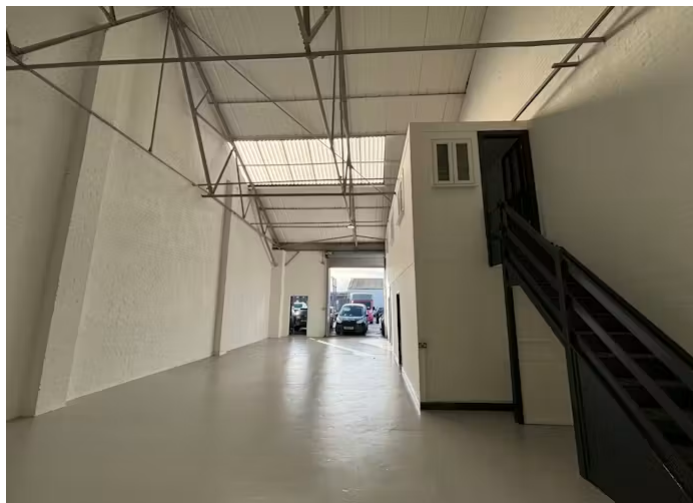


**TO LET**

Unit 3A, Gulf Works,  
Cardiff, **CF11 8TT**

## Under Offer - Industrial / Trade Unit To Let with office content, located off Penarth Road

- Prime trade / car retail location.
- Located next to KIA dealership
- Excellent road access
- Minimum eaves height 4.62 metres
- Single level electric roller shutter 3 metres wide, 4 metres high
- LED lighting.
- Office content



### Size

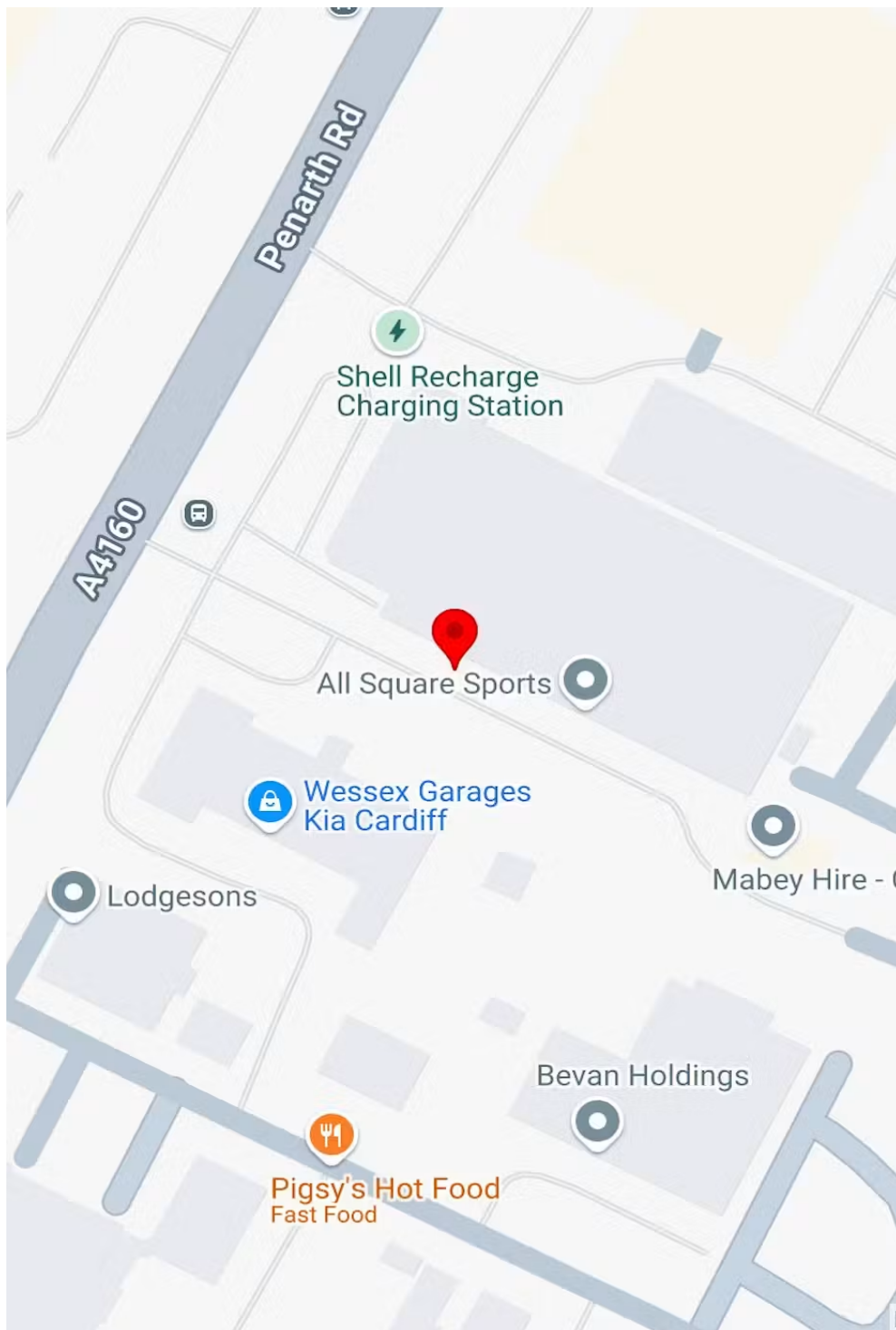
3,685 sq ft (342.35 sq m)

### Rent

£18,500 per annum plus VAT

## Location

Prime trade / car 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. Gulf Works has direct access from Penarth Road and is located to the rear of the Wessex Kia and Nissan dealership. The BMW Sytner dealership is also adjacent to Gulf Works, other occupiers in the vicinity include the Royal Mail (Main Delivery Office), Honda, SELCO and JLR.



# Description

Unit 3A Gulf Works comprises a mid-terrace warehouse / light industrial unit located off Penarth Road. New lease available.

- Minimum eaves height 4.62 metres
- Single level electric roller shutter 3 metres wide, 4 metres high
- LED lighting
- Office content & WCs

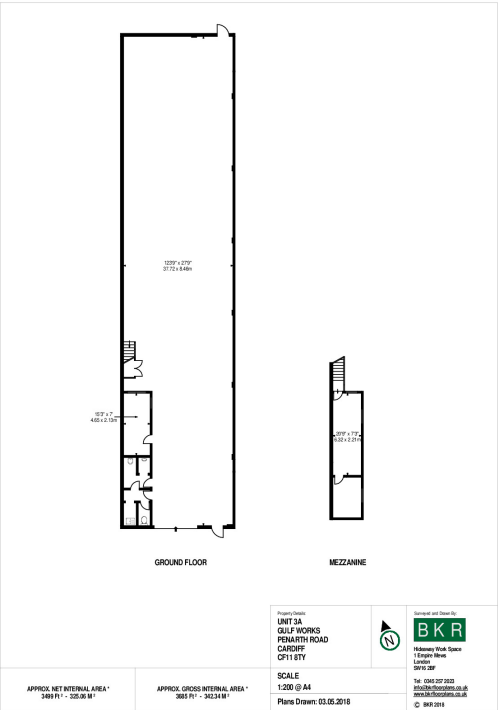
# Accommodation

|       | sq ft<br>(Approx GIA) | sq m<br>(Approx GIA) |
|-------|-----------------------|----------------------|
| 3a    | 3,685                 | 342                  |
| TOTAL | 3,685                 | 342                  |

# Specification



EPC:



Unit 3A, Gulf Works,  
Cardiff, **CF11 8TT**



## Viewings

Via Jenkins Best or our joint agents Knight Frank

## Terms

Unit 3A is available by way of new Full Repairing and Insuring Lease for a Term to be agreed.

## Rent

£18,500 per annum plus VAT

## Lease Terms

New Lease Term of years to be agreed

## Business rates

Rateable Value: £20,250

Rates Payable: £10,165.50 per annum Based on April 2026 Valuation

## Service charge

£3,777.14 per annum Budget Year End March 2027

## Legal Costs

Each party to bear their own costs

## VAT

Applicable

## Contact

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**Jenkins  
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These particulars do not constitute any part of an offer or contract.

All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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All terms quoted exclusive of VAT unless otherwise stated.

### Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.