

Industrial

4,625 sq ft (429.68 sq m)



TO LET

Unit B4, West Point Industrial Estate,
Cardiff, **CF11 8JQ**

Well located light industrial / trade counter / warehouse

- 1 No. level loading door 3.0m (w) x 4.0m (h)
- Minimum eaves height of 6.6m
- Maximum eaves height of 8.5m
- Single storey office accommodation
- Kitchenette and WC facilities
- Good parking provisions



Size

4,625 sq ft (429.68 sq m)

Rent

£39,312.50 per annum

Location

West Point Industrial Estate is prominently situated on Penarth Road (A4160), a key arterial route providing direct access into Cardiff City Centre.

The estate lies approximately 2.3 miles south of the city centre and around 2 miles south-west of Cardiff Bay, offering a highly accessible location for occupiers. It also benefits from excellent connectivity to the wider motorway network, with Junction 33 of the M4 located within close proximity via the A4232 dual carriageway.

The surrounding area is an established commercial and trade location, comprising a diverse mix of industrial, trade counter, automotive and retail occupiers. Notable nearby businesses include Greggs, BMW, Dreams and Costa, contributing to the estate's strong commercial profile and occupier appeal.

Connectivity

Road

A4232	1 mile
M4 J33	9 miles



Train Stations

Cardiff Central	2 miles
Newport	17 miles



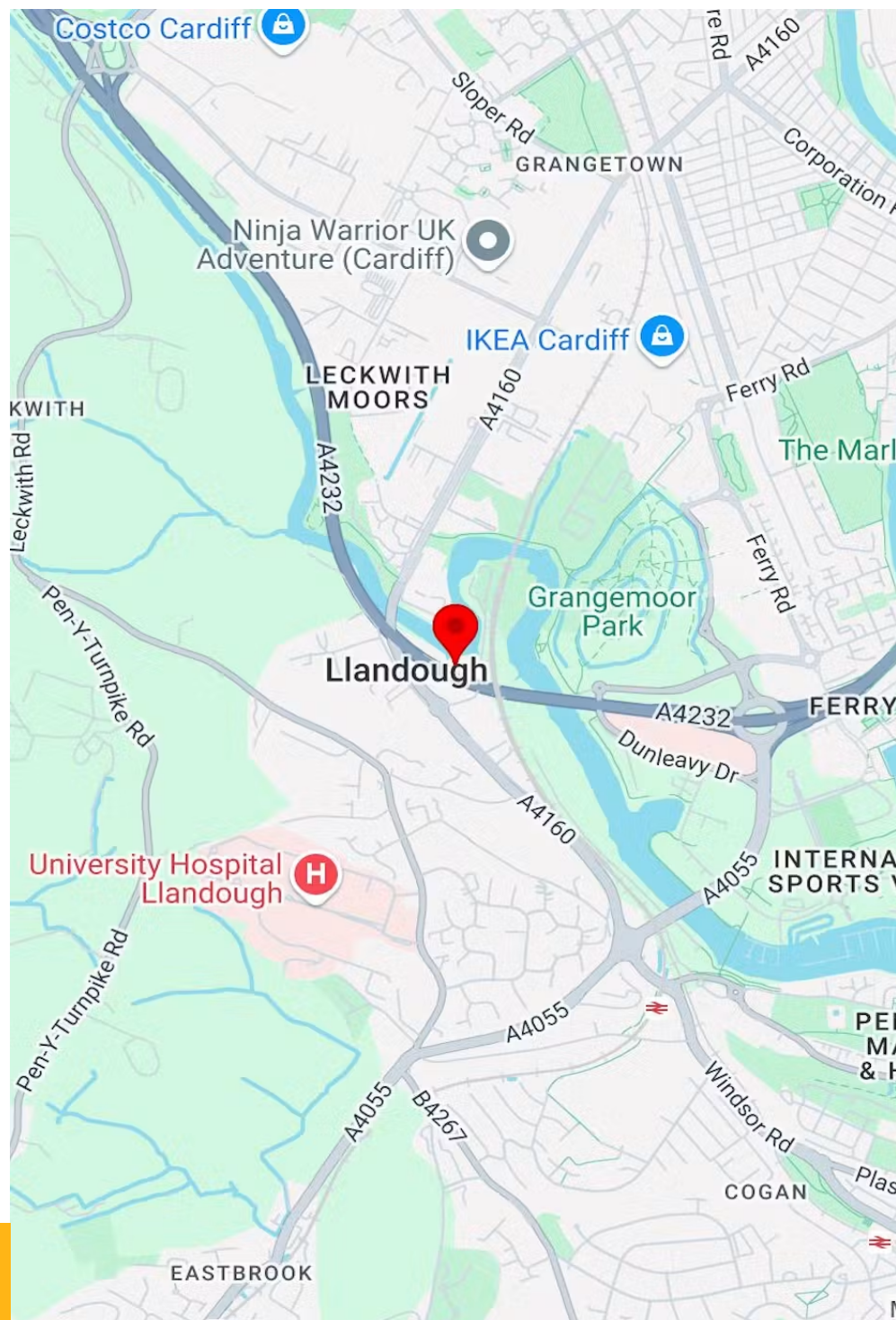
Airports

Cardiff Airport	9 miles
Bristol Airport	51 miles



Water

Port of Cardiff	4 miles
-----------------	---------



Description

Mid-terrace light industrial/warehouse unit situated within an established trade and distribution location just off Penarth Road, on the western side of Cardiff. The property is constructed around a steel portal frame and provides a clear-span warehouse with a generous full-height working area, offering a maximum eaves height of approximately 8.5 metres.

The unit benefits from vehicular access via a single level roller shutter door, alongside a separate pedestrian entrance, making it well-suited for a range of industrial, storage, or trade counter uses.

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
B4	4,625	430
TOTAL	4,625	430

The accommodation comprises the following areas:

Specification

EPC: C (60)

Minimum clear internal height (m): 6.6

Maximum clear internal height (m): 8.5



Unit B4, West Point Industrial Estate,
Cardiff, CF11 8JQ





Rent

£39,312.50 per annum

Lease Terms

New Lease

Business rates

Rateable Value: £35,750

Rates Payable: £17,946.50 per annum based on 2026 Valuation

Service charge

£3,542.45 per annum Exclusive - budget for year ending 24th March 2026

Insurance

£1,342.76 per annum Exclusive - annual building insurance premium

Legal Costs

Each party to bear their own costs

EPC

C (60)

VAT

Applicable

Availability

Available Immediately

Contact

Henry Best

07738 960012

henry@jenkinsbest.com

Amelia Nicholas

02920 340 033 | 07703 975 677

amelia@jenkinsbest.com

Craig Jones

02920 34 00 33 | 07867 393494

craig@jenkinsbest.com

Tom Rees

02920 340033 | 07557 161491

tom@jenkinsbest.com

Agencies

Knight Frank (Joint Agent)

7 Ty-Nant Court, Morganstown,
Cardiff, CF15 8LW, UK

029 2034 0033

jenkinsbest.com

**Jenkins
Best**
jenkinsbest.com

For further information, please contact joint agents - Knight Frank



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

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.

The vendor/lessor does not make or give and neither Jenkins Best nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.

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.