



TO LET

Unit 19, Llandough Trading Estate,
Cardiff, **CF11 8RR**

Recently Redecorated: Industrial / Warehouse Unit To Let. Only estate off Penarth Road with overnight security.

- Close proximity to Cardiff City Centre
- Excellent road links - A4232 and M4
- Established trade and distribution location off Penarth Road
- Occupiers include Proos Roofing, Biogene, UK Original Foods, FMG Repair Services Ltd
- On site security (evenings and weekends)
- Recently Re-decorated
- New electric roller shutter door
- Minimum eaves height 4.2 metres, maximum eaves height 5.1 metres



Size

6,632 sq ft (616.13 sq m)

Rent

£46,500 per annum

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.

Llandough trading estate is the only estate on Penarth Rd with on site security (evenings and weekends).

Occupiers on the estate include Proos Roofing, Vale Removals, 3D Flooring, UK Original Foods, and FMG Repair Services Ltd.

Companies in the area include a mixture of trade counter, industrial, car showroom and retail occupiers including Screwfix, 3D Flooring, Costa and Greggs.

Connectivity

Cities

Cardiff City Centre 3 miles
Newport 17 miles



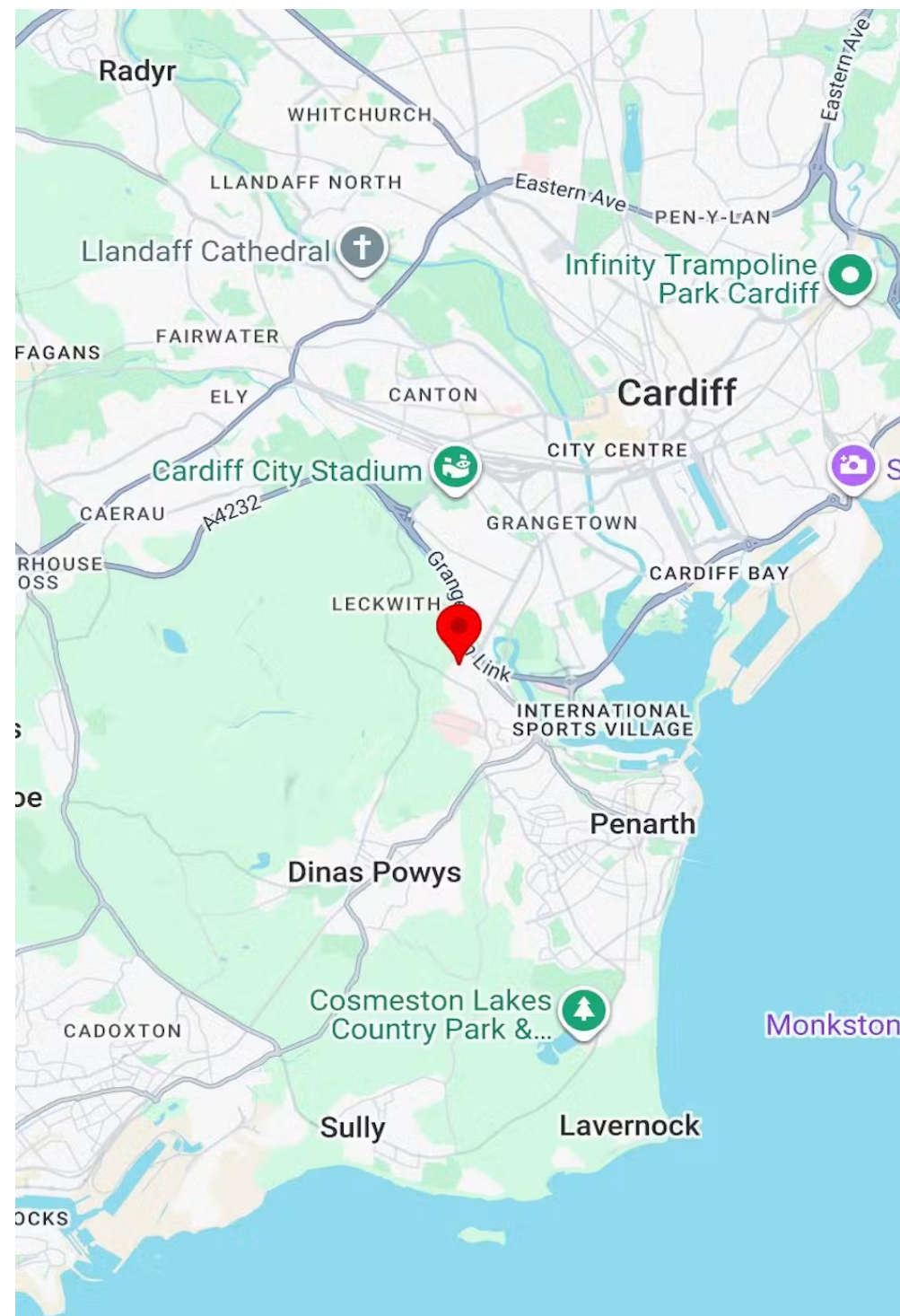
Road

M4 (Jct 33) 8 miles



Train Stations

Cardiff Central 2.4 miles



Description

Unit 19 is a well located light industrial / warehouse unit situated on the popular and established Llandough Trading Estate.

- Single storey offices at front of warehouse
- Includes kitchen & WCs
- Warehouse - minimum eaves height 4.2 metres, maximum eaves height 5.1 metres
- 1 No. Level access roller shutter door (width 4.2 metres,height 4.53 metres)

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
19	6,631	616
TOTAL	6,631	616

Specification



EPC: D (89)



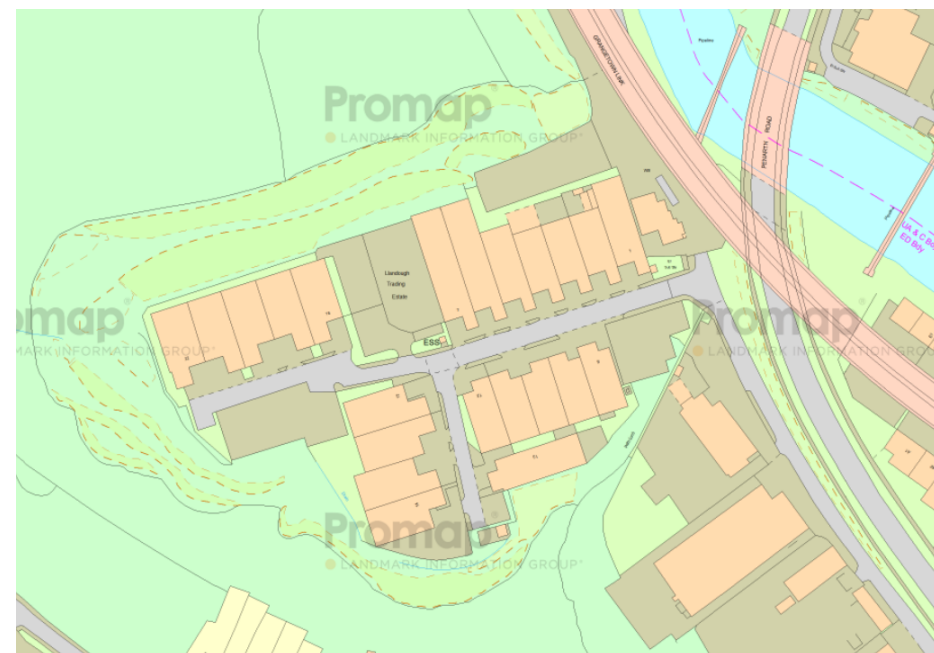
Lighting Type: LED



Maximum clear
internal height (m): 5.1



Minimum clear internal
height (m): 4.2





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Sat Nav. CF11 8RR



Viewings

Please contact Jenkins Best or our joint agents Knight Frank

Terms

Unit 19 is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

Rent

£46,500 per annum

Lease Terms

New Lease

Business rates

Rateable Value: £37,000

Rates Payable: £18,574 per annum Based on 2026 Valuation

Service charge

£7,165 per annum Budget Year Ending March 2026

Insurance

£1,389.80 per annum Insurance premium for year ending June 2026

Legal Costs

Each party to bear their own costs. However, if the Tenant wishes to use the Landlord's In-House Lease, a contribution of £175 plus VAT is applicable

EPC

D (89)

VAT

Applicable

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Best**
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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.

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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.