



Unit 25, Pentood Industrial Estate, Station Road, Cardigan, SA43 3AG

Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	4,973 sq ft / 462.01 sq m
Rent	£20,000 per annum plus VAT
Service Charge	£2,500 per annum plus VAT of the year ending June 2025
Rates Payable	£10,291 per annum based on 2026 Valuation
Rateable Value	£20,500

Key Points

- Well located light industrial /warehouse unit
- Close proximity to Cardigan town centre
- 1 x level roller shutter door (width 3.6 metres, height 3 metres)
- Maximum eaves height 4.8
- Semi-detached unit with large yard area
- Open plan warehouse with integral office and WC facilities
- Minimum eaves height 2.8 metres

Unit 25, Pentood Industrial Estate, Station Road, Cardigan, SA43 3AG

Summary

Available Size	4,973 sq ft
Rent	£20,000 per annum plus VAT
Rates Payable	£10,291 per annum based on 2026 Valuation
Rateable Value	£20,500
Service Charge	£2,500 per annum plus VAT of the year ending June 2025
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£665 per annum plus VAT for the year ending December 2025
EPC Rating	C (63)

Description

Unit 25 is a semi-detached industrial / warehouse unit with its own large yard area / compound

Location

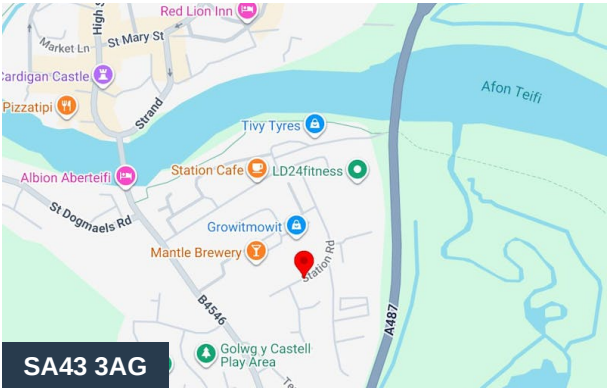
Pentood Industrial Estate is strategically located within walking distance of Cardigan town centre. The estate is positioned to the south of the River Teifi and is recognised at the town's main trade counter / mixed commercial estate with occupiers including LBS Builders Merchants, CEF, and City Plumbing Supplies. The estate benefits from excellent road access with the main A487 coast road from Fishguard to Aberystwyth bypassing the town which also has main road links via the A478 to Narberth/Tenby area of south Pembrokeshire as well as via the A484 to Carmarthen and onwards to the M4 motorway.

Specification

- Open plan warehouse with integral office and WC facilities
- 1 x level roller shutter door (width 3.6 metres, height 3 metres)
- Minimum eaves height 2.8 metres
- Maximum eaves height 4.8 metres

Terms

Unit 25 is available by way of a new full repairing and insuring Lease for a term of years to be agreed.



Viewing & Further Information



Henry Best
07738 960012
henry@jenkinsbest.com



Tom Rees
02920 340033 | 07557 161491
tom@jenkinsbest.com



Amelia Nicholas
02920 340 033 | 07703 975 677
amelia@jenkinsbest.com



Craig Jones
02920 34 00 33 | 07867 393494
craig@jenkinsbest.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 07/08/2026