



TO LET

Unit B1, The Laurels Business Park,
Cardiff, **CF3 2EW**

Well located light industrial unit with secure compound / yard.

- Established commercial location with excellent road links
- Close proximity to M4 and Cardiff City Centre
- External yard area included (0.01 acres)
- Minimum eaves height 4.9 metres
- Maximum eaves height 7.45 metres
- Single level electric roller shutter door, width 3 metres, height 4 metres



Size

4,042 sq ft (375.51 sq m)

Rent

£33,400 per annum payable quarterly in advance

Location

The Laurels Business Park is prominently situated within the well-established commercial area of Wentloog, approximately 3 miles east of Cardiff City Centre. The estate benefits from excellent transport connectivity, being just a 5-minute drive from the A48(M), which provides direct access to the M4 Motorway at Junction 30 (westbound) and Junction 29 (eastbound).

The business park is conveniently accessed via Heol Y Rhosog, just off Wentloog Road.

Connectivity

Road

A48	1.5 miles
M4 Junction 29	3 miles



Train Stations

Cardiff Central	4 miles
Cardiff Queen Street	3.5 miles



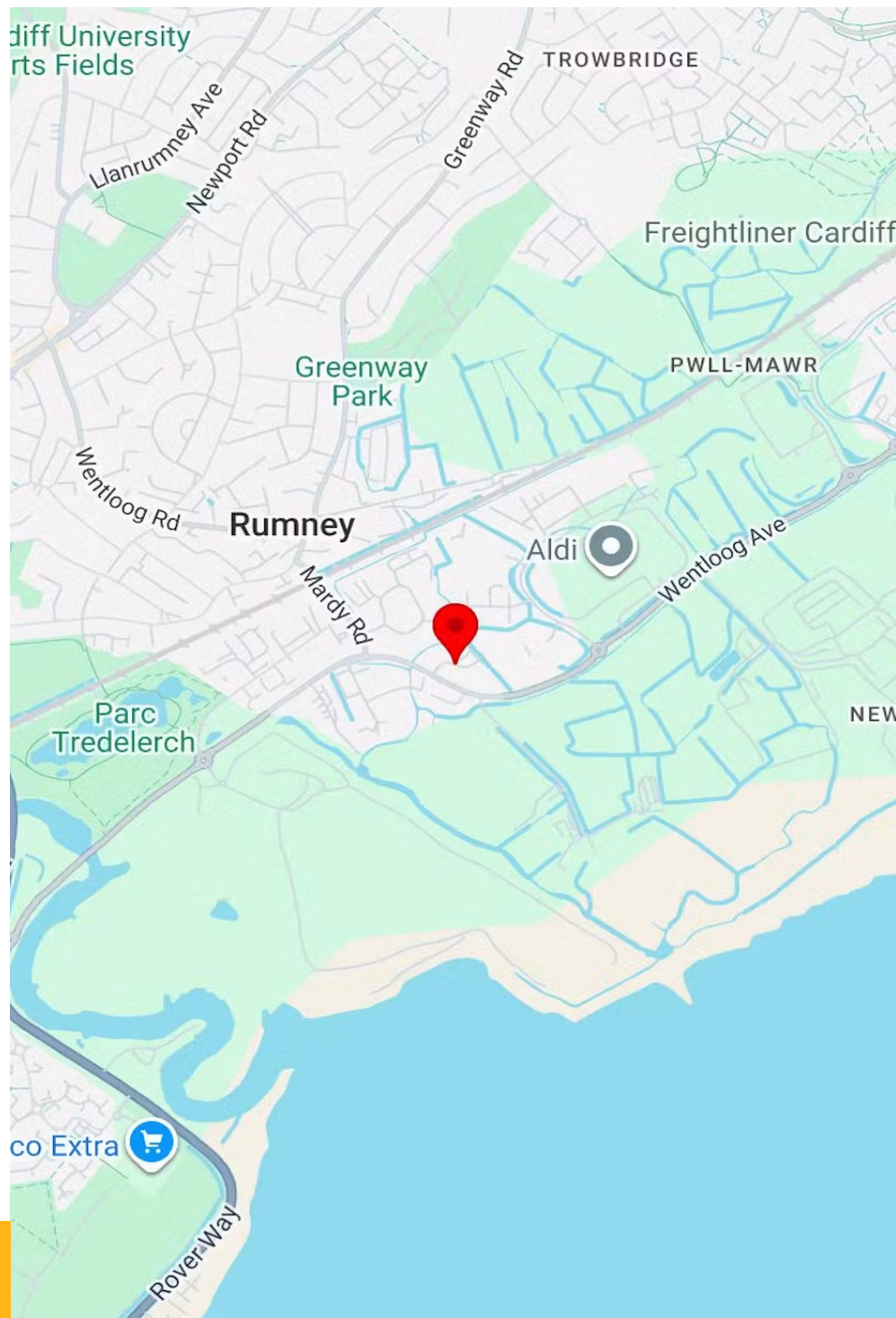
Airports

Cardiff Airport	26.7 miles
Bristol Airport	46 miles



Water

Port of Cardiff	6 miles
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Description

Situated within an established commercial location, the property benefits from excellent connectivity, with convenient access to the M4 motorway and Cardiff city centre. Unit B1 comprises an end-of-terrace light industrial unit, offering a practical and versatile workspace, complemented by its own self-contained yard area, ideal for loading, storage, or operational use.

- Light industrial unit available with yard area and integral office and welfare accommodation.
- External yard area included (0.01 acres)
- Single-level electric roller shutter door, width 3 metres, height 4 metres

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Unit B1	4,042	376
TOTAL	4,042	376

Specification



EPC: C (65)



Secure yard



Minimum clear internal height (m): 4.9



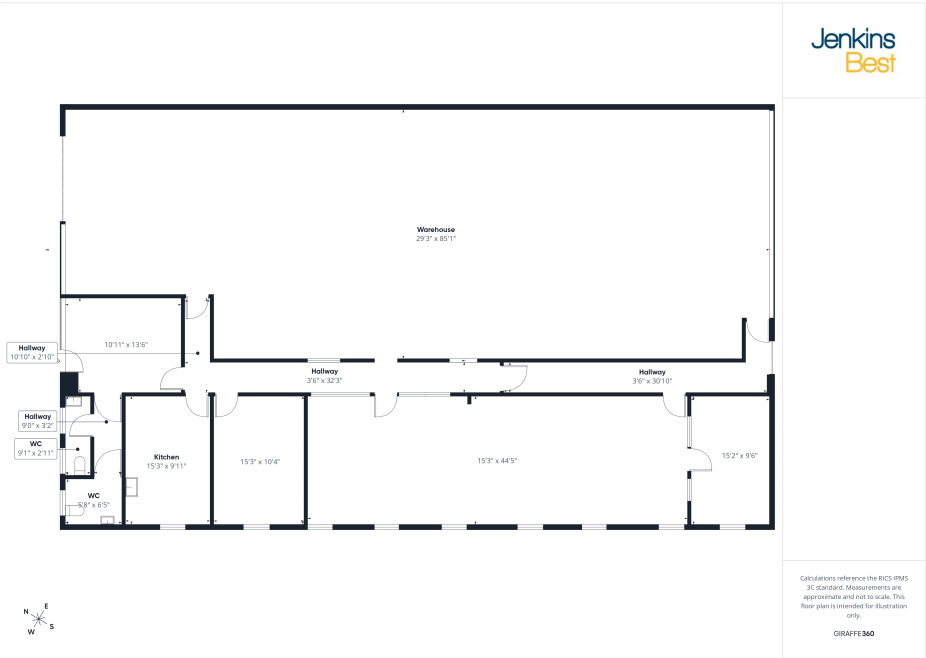
Maximum clear internal height (m): 7.45



Kitchen



Car Parking



Unit B1, The Laurels Business Park,
Cardiff, CF3 2EW



Sat Nav. CF3 2EW



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Terms

Unit B1 is available by way of a New Full Repairing and Insuring Lease for a Term of years to be agreed.

Rent

£33,400 per annum payable quarterly in advance

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £26,500
Rates Payable: £13,303 per annum Based on 2026 Valuation.

Service charge

£3,282.10 per annum Budget Year Ending December 2026

Insurance

£1,082 per annum Current annual building insurance applicable for Unit B1.

Legal Costs

Each party to bear their own costs

EPC

C (65)

VAT

Applicable

Availability
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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.

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.