



TO LET

Unit 15, Wentloog Buildings,
Cardiff, **CF3 1TH**

Industrial / Trade/ Warehouse Unit To Let on popular estate. 'Virtual Tour available'

- Established industrial and distribution location
- Modern mid-terrace light industrial / distribution unit
- On-site night security guard for the Estate
- Minimum eaves height 6.1 metres
- Maximum eaves height 7.72 metres
- 1 No. level loading door (electric)
- Virtual Tour & Floor Plan available



Size

1,770 sq ft (164.44 sq m)

Rent

£13,750 per annum plus VAT

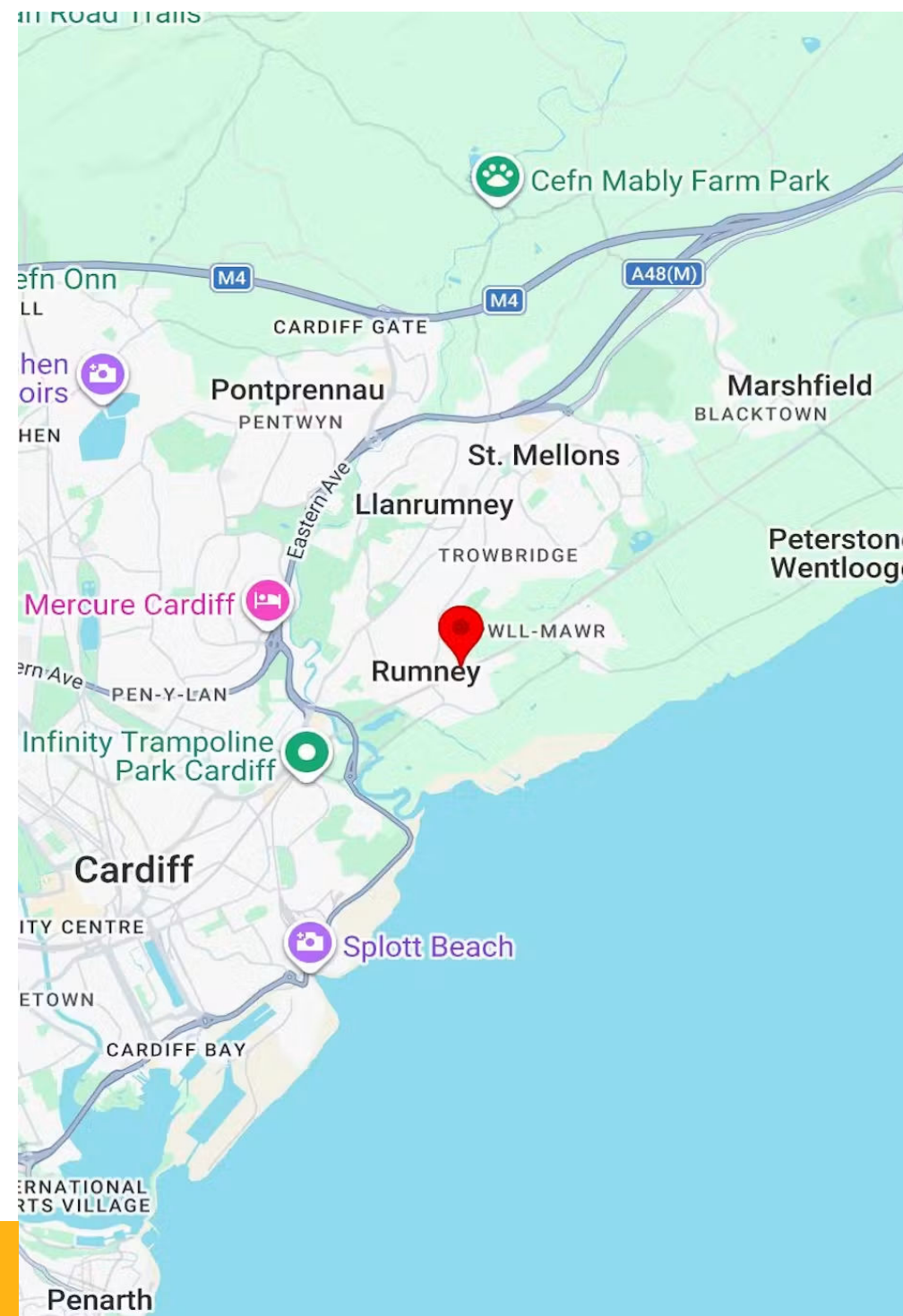
Location

Wentloog Buildings is a multi-let industrial estate located on the eastern side of Cardiff in close proximity to Newport Road, and Eastern Avenue (A48).

Situated approximately 5 miles south of Junction 30 of the M4 Motorway, 3.4 miles to the North East of Cardiff city centre.

Wentloog is one of Cardiff's premier multi-let industrial and distribution locations with many quality occupiers situated in the immediate vicinity, including Northgate Vehicle Hire, Robert Price Builders Merchants, Western Power Distribution and Aldi's regional distribution centre.

Motorway access is excellent with J29 and J30 of the M4 approximately 5 miles to the North, via the A48 and A4232.



Mid-terrace modern light industrial / warehouse unit

- Minimum eaves height 6.1 metres
- Maximum eaves height 7.72 metres
- 1 No. level loading door (electric)
- WC
- Forecourt loading and parking

	sq ft (Approx GIA)	sq m (Approx GIA)
15	1,770	164
TOTAL	1,770	164

EPC: D (86)



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Sat Nav. CF3 1TH

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Terms

Unit 15 is available by way of a new Full Repairing and Insuring Lease for a Term of years to be agreed.

Rent

£13,750 per annum plus VAT

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £13,000
Rates Payable: £7,384 per annum Based on 2026 Valuation.

Service charge

£2,232.20 per annum Budget Year End March 2027

Insurance

£374.42 per annum Approximate Premium for Year Ending December 2026

Legal Costs

Each party to bear their own costs

EPC

D (86)

VAT

Applicable

Availability

Available Immediately

Contact

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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.