



TO LET

Unit 1B, Wentworth Park Trade Centre,
Cardiff, **CF23 9AN**

Industrial /Trade Counter To Let

- Prime Trade Centre with roadside prominence
- Road frontage with direct access
- Occupiers in close proximity include Mandarin Stone, Screwfix, Sainsburys, Sigma3
- Unit adjacent to Dulux Decorator Centre
- Available by way of a New Full Repairing & Insuring Lease - for a Term to be agreed



Size

4,410 sq ft (409.70 sq m)

Rent

Rent on application

Location

Wentworth Park Trade Centre occupies a highly prominent corner position with direct access and visibility from both Colchester Avenue and Ipswich Road, within the Colchester Industrial Estate.

The Park is situated on the eastern side of Cardiff, close to Newport Road, one of the city's prime out-of-town retail locations. Cardiff City Centre lies approximately 2 miles to the west, with the A48(M) located 1 mile to the east and Junction 30 of the M4 Motorway around 4 miles further east.

Connectivity

Road

A48	1 mile
M4 Junction 30	4 miles
Cardiff Central	2.9 miles



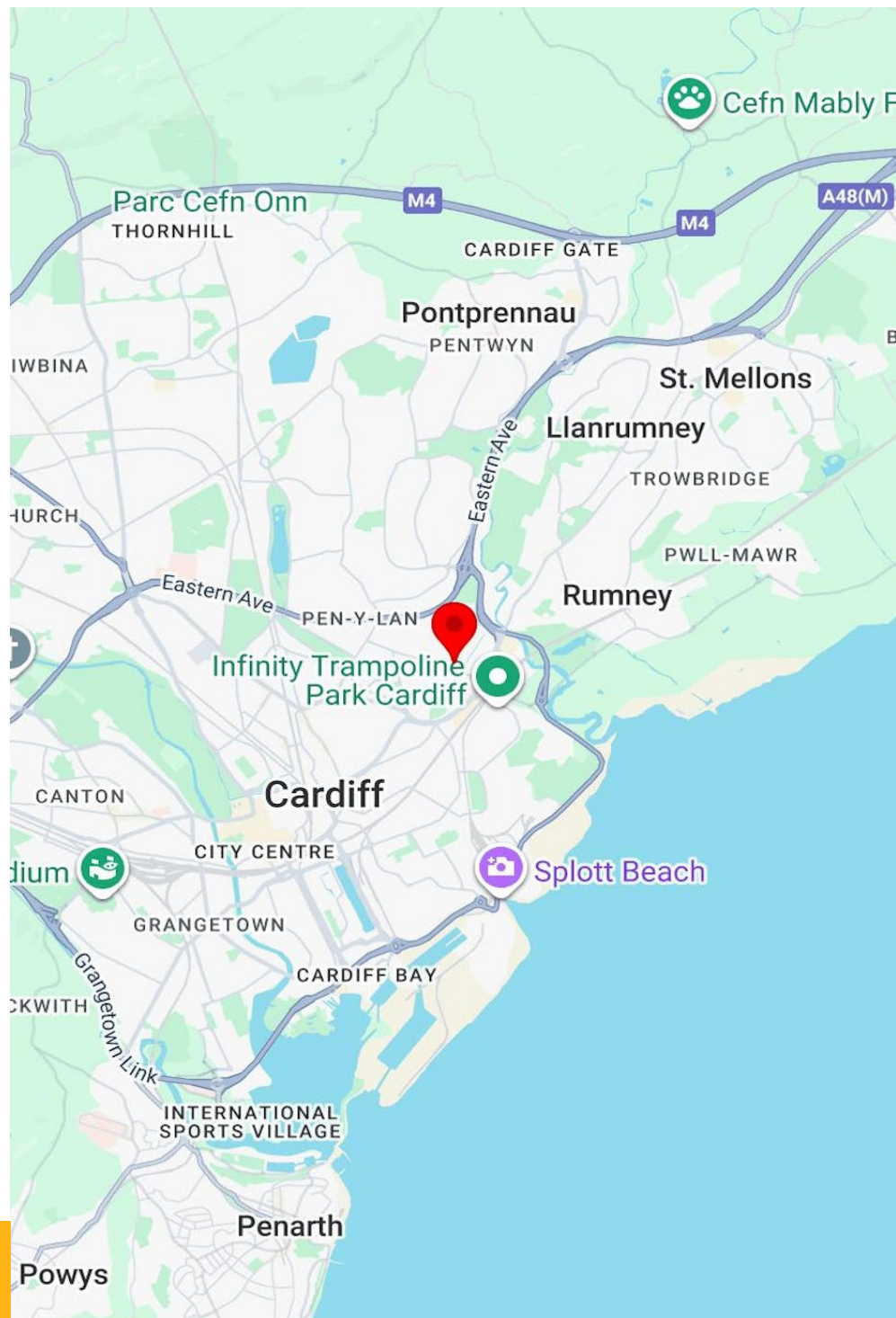
Airports

Cardiff Airport	11 miles
Bristol Airport	49.8 miles



Water

Port of Cardiff	2.8 miles
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Description

This trade counter unit is a prime location - adjacent to Dulux Decorator Centre and Screwfix. It benefits from roadside frontage and access. The unit is of steel frame construction with brick elevations and a customer entrance to the front of the unit. The unit also benefits from a dedicated customer parking area.

- Prominent trade counter unit with roller shutter door /glazed entrance
- Established trade counter estate
- Excellent road links to the M4 and Cardiff
- Local occupiers that include Dulux and Screwfix

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Ground Floor Warehouse	4,410	410
TOTAL	4,410	410

Specification



EPC: EPC exempt -
Currently being
constructed or
undergoing major
refurbishment



Minimum clear internal
height (m): 2.13



Kitchen



Loading Doors
(Surface level): 1



Maximum clear
internal height (m):
3.53



Car Parking



Unit 1B, Wentworth Park Trade Centre,
Cardiff, CF23 9AN



Sat Nav. CF23 9AN



///accent.seated.chat



Viewings

Please contact Jenkins Best or our joint agents

Terms

New Full repairing and insuring Lease available - for a term of years to be agreed.

Rent

Rent on application

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £39,500

Rates Payable: £19,829 per annum Based on 2026 Valuation

Service charge

£5,860 per annum Budget Year End December 2026

Legal Costs

Each party to bear their own costs

EPC

EPC exempt - Currently being constructed or undergoing major refurbishment

VAT

Applicable

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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.