



TO LET

Unit 22-25, Wentloog Buildings,
Cardiff, **CF3 1TH**

Modern warehouse with large self-contained yard area and 4 No. loading doors

- Available May 2026
- Established industrial and distribution location
- Modern warehouse / industrial unit with large self-contained yard
- Minimum eaves height 6.1 metres
- Maximum eaves height 7.72 metres
- 4 No. level loading doors (electric)
- On site security (night)



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Size

7,191 sq ft (668.07 sq m)

Rent

£55,750 per annum plus VAT

Location

Wentloog Buildings comprises a well-established multi-let industrial estate positioned on the eastern fringe of Cardiff, benefitting from close proximity to Newport Road and the A48 (Eastern Avenue). The estate is strategically located approximately 3.5 miles north-east of Cardiff city centre and around 5 miles south of Junction 30 of the M4 Motorway.

Wentloog is widely regarded as one of Cardiff's premier industrial and distribution locations, hosting a strong line-up of established occupiers in the immediate vicinity, including Northgate Vehicle Hire, Robert Price Builders' Merchants, Western Power Distribution, and Aldi's regional distribution centre.

Connectivity is a key strength of the location, with excellent access to Junctions 29 and 30 of the M4 via the A48 and A4232, providing efficient links to the wider South Wales region and beyond.

Connectivity

Road

A48	1.5 miles
M4 (Junction 29)	3 miles



Train Stations

Cardiff Central	5 miles
Cardiff Queen Street	4 miles



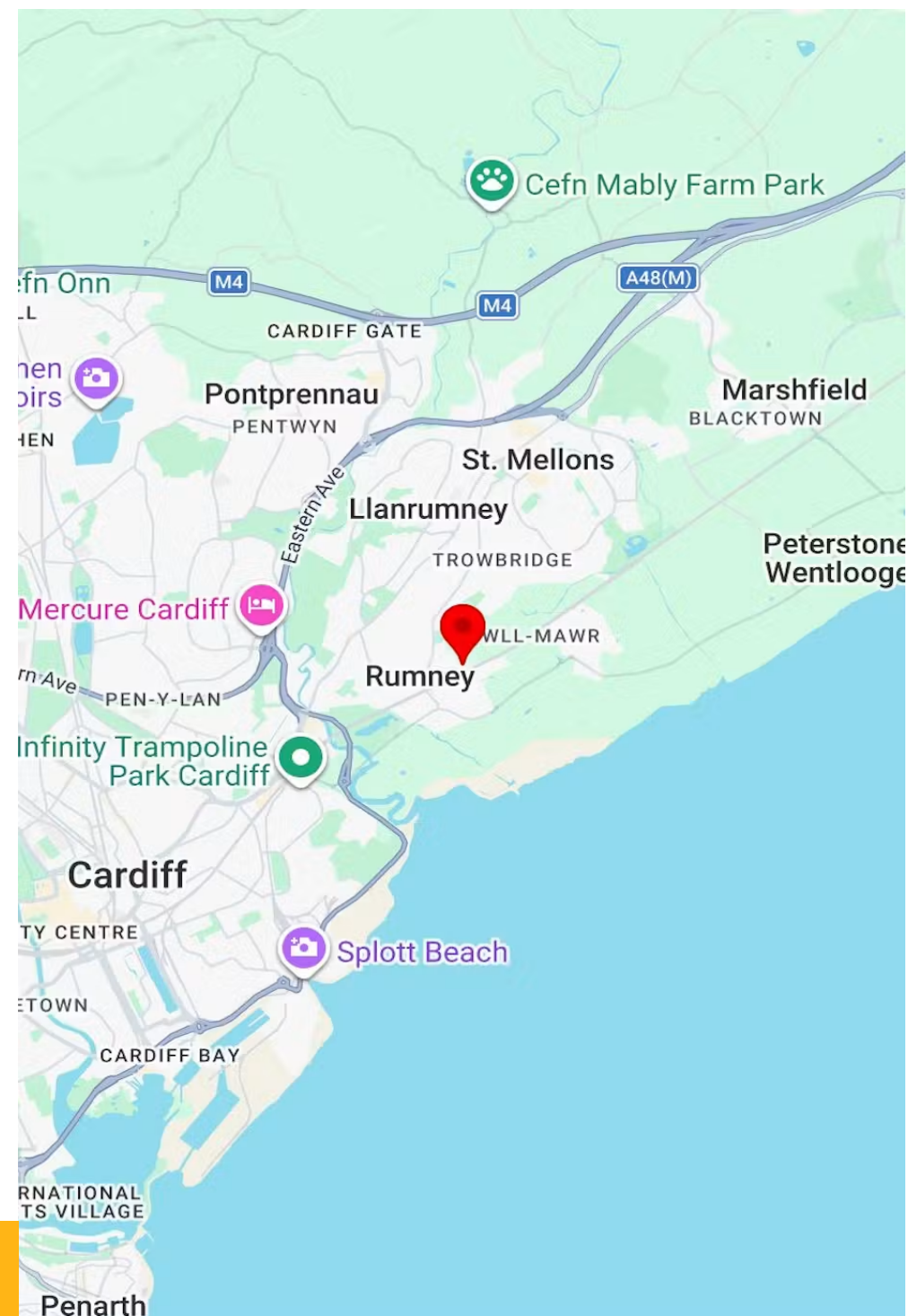
Airports

Cardiff Airport	26.7 miles
Bristol Airport	44 miles



Water

Port of Cardiff	6 miles
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Description

Units 22–25, Wentloog Buildings comprises a modern warehouse/light industrial unit, benefiting from a substantial self-contained yard area and four electric level loading doors, providing excellent accessibility and operational efficiency.

- Minimum eaves height 6.1 metres
- Maximum eaves height 7.72 metres
- 4 No. level loading doors (electric) width 4,1 metres, height 4.9 metres
- WC facility and office

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Units 22-25	7,191	668
TOTAL	7,191	668

Specification



EPC: C (69)



Loading Doors
(Surface level): 4



Maximum clear
internal height (m): 7.7



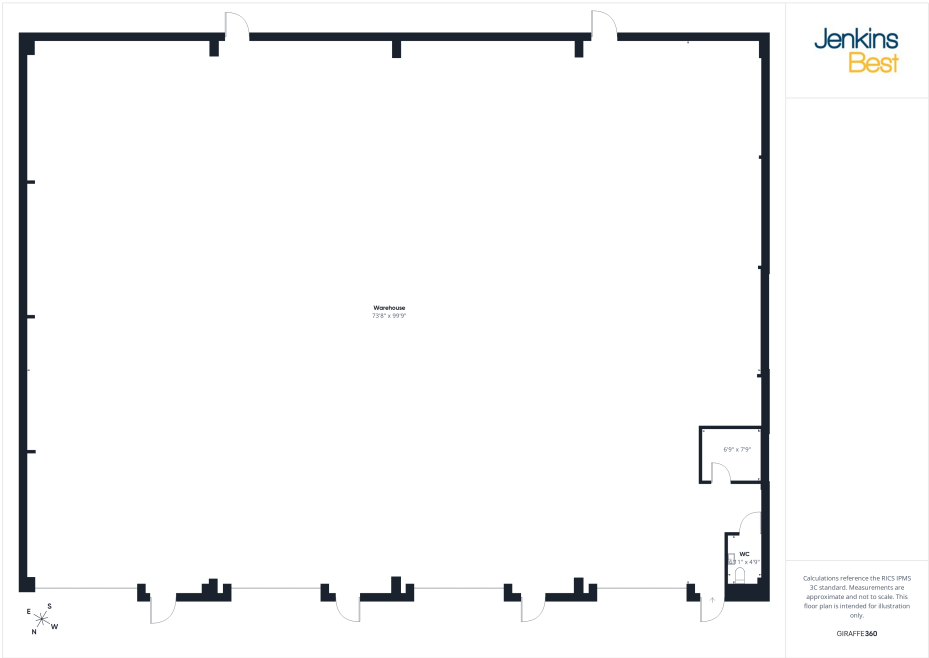
Secure yard



Minimum clear internal
height (m): 6.1



Car Parking



Unit 22-25, Wentloog Buildings,
Cardiff, CF3 1TH



Sat Nav. CF3 1TH

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Terms

Unit 22-25 is available by way of a new Full Repairing and Insuring Lease for a Term of years to be agreed.

Rent

£55,750 per annum plus VAT

Lease Terms

New Lease

Business rates

Rateable Value: £39,500
Rates Payable: £19,829 per annum Based on 2026 Valuation

Service charge

£9,126.72 per annum Plus VAT - Budget Year
End March 2026

Insurance

£1,521.26 per annum Excl. Current annual building insurance premium

Legal Costs

Each party to bear their own costs

EPC

C (69)

VAT

Applicable

Availability

Available Q2 2026

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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.