



TO LET

Unit 6, Tollgate Close,
Cardiff, CF11 8TN

Trade Counter / Warehouse To Let on estate fronting Penarth Road.

- Close proximity to Cardiff City Centre
- Well located Trade Counter/
Warehouse Unit
- Excellent road links - A4232 and M4
- 1 no. Roller Shutter Door
- Minimum eaves Height 5 metres
- Maximum eaves height 6.4 metres
- LED lighting
- Businesses in the area include
Screwfix, National Tyres and Royal
Mail
- 4,930 sq ft



Size

4,930 sq ft (458.01 sq m)

Rent

£34,500 per annum Rent to be increased by 3% per annum on any leases of 5 years or below

Location

Prime trade / retail location on the Western side of Cardiff.

Penarth Road is one of the main arterial routes with excellent road connectivity to the city centre and to Cardiff Bay and M4 (J33) via the PDR A4232.

Tollgate Close benefits from frontage and direct access from Penarth Road with National Tyres Auto Centre located at the entrance.

Other occupiers on the Estate and the surrounding area include National Tyres Screwfix, HSS, Edmundson Electrical and Royal Mail.

Companies in the area include a mixture of trade counter, industrial, car showroom and retail occupiers.

Connectivity

Road

M4 (jct 33) 8 miles



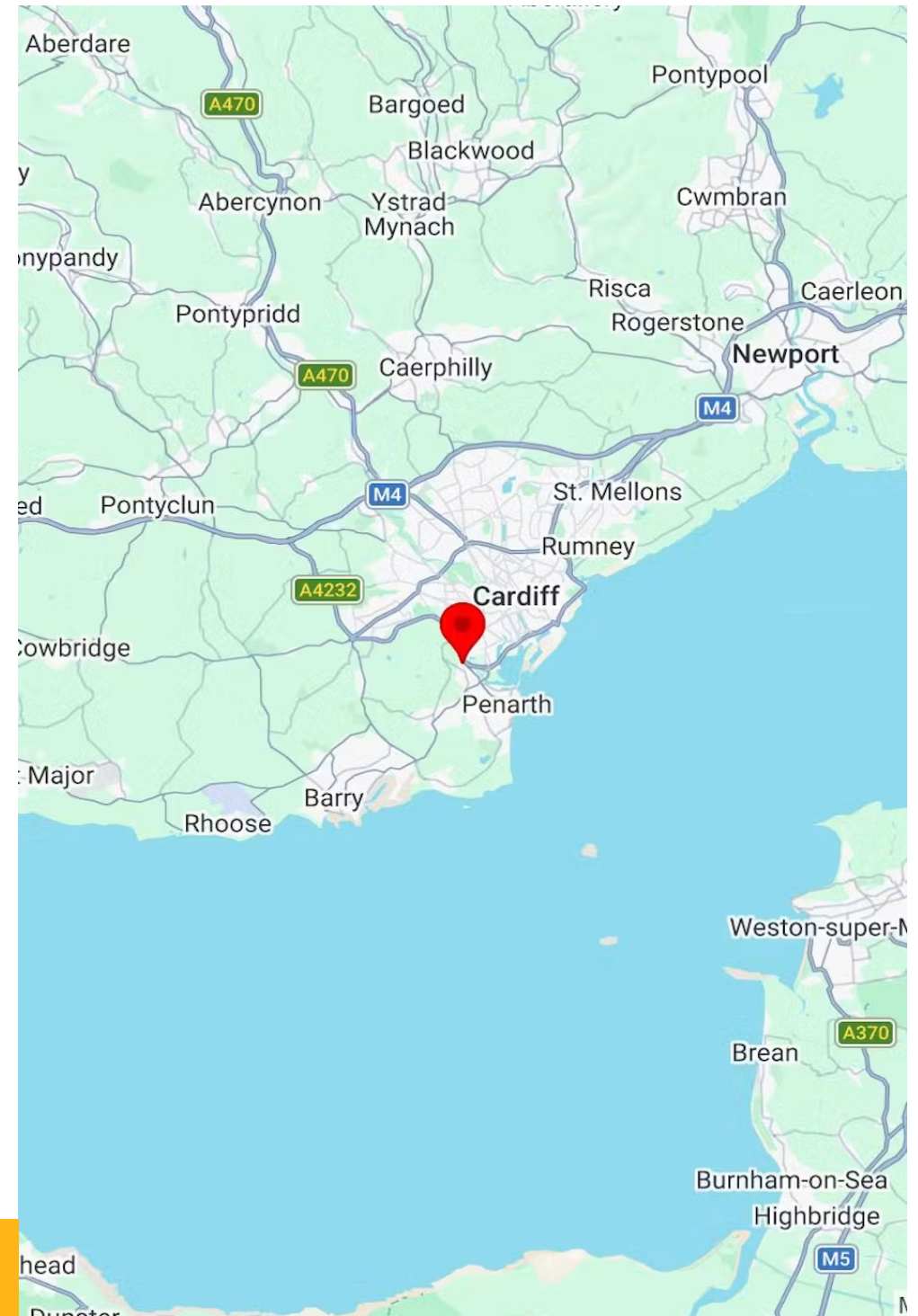
Cities

Cardiff City Centre 3 miles
Newport 17 miles



Train Stations

Cardiff Central 2.4 miles



Description

Tollgate Close Industrial Estate is an established industrial estate with direct access to Penarth Road.

- New LED lighting to be installed.
- 1 roller shutter door
- Minimum eaves Height 5 metres
- Maximum eaves height 6.4 metres
- Three phase power
- Integral office and WC block with separate pedestrian entrance
- 5 Car parking spaces

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
6	4,930	458
TOTAL	4,930	458

Specification



EPC: D (97)



Lighting Type: LED



Minimum clear internal height (m): 5



Maximum clear internal height (m): 6.4



Loading Doors (Surface level): 1

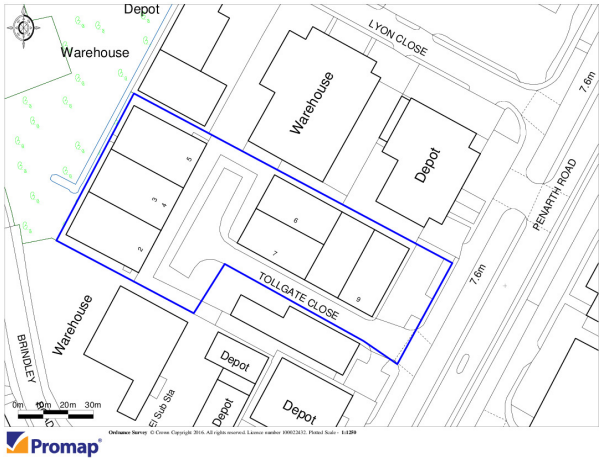


Car Parking



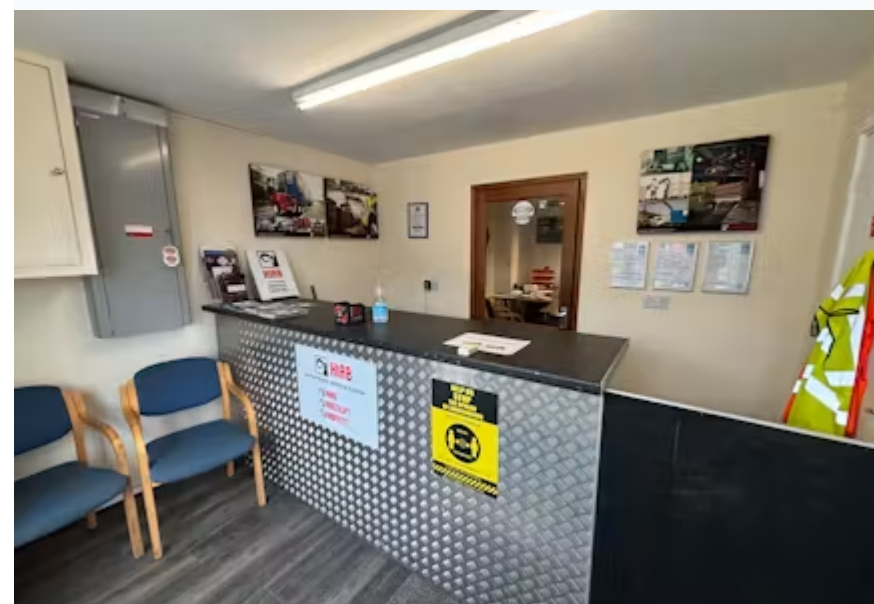
Total parking spaces: 5

Tollgate Close Industrial Estate, Penarth Road, Cardiff





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Viewings

Please contact Jenkins Best or our joint agents

Terms

Unit 6 is available by way of a new Full Repairing and Insuring Lease.

Rent

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Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £24,750
Rates Payable: £12,424.50 per annum Based on 2026 Valuation.

Legal Costs

Each party to bear their own costs.

However, if the Tenant wishes to use the Landlord's In-House Lease, a contribution of £175 plus VAT is applicable

EPC

D (97)

VAT

Applicable

Availability

Available Immediately

Contact

Craig Jones

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

Amelia Nicholas

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

Henry Best

07738 960012
henry@jenkinsbest.com

Hayley Macentee

02920340033
hayley@jenkinsbest.com

Joint Agents

Mr Neil Francis

02920440147 | 07766511983

7 Ty-Nant Court, Morganstown,
Cardiff, CF15 8LW, UK

029 2034 0033
jenkinsbest.com

**Jenkins
Best**
jenkinsbest.com



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.

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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.