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Industrial

4,930 sq ft (458.01 sq m)



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

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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 Nationall 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

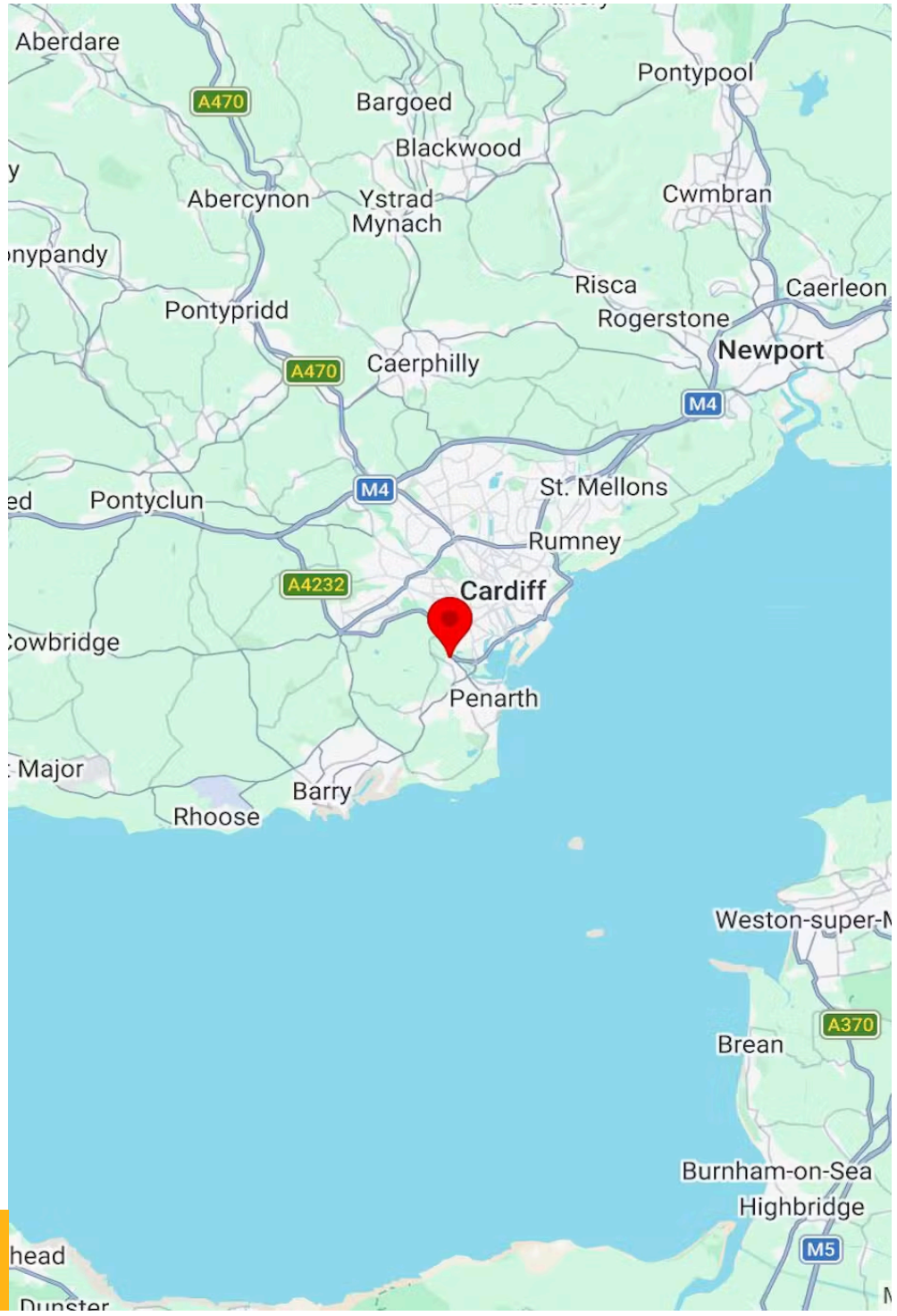
M4 (jct 33)	8 miles

Cities

Cardiff City Centre	3 miles
Newport	17 miles

Train Stations

Cardiff Central	2.4 miles



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Description

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

- Warehouse approx. 30m x15m
- 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)

Minimum clear internal height (m): 5

Loading Doors (Surface level): 1

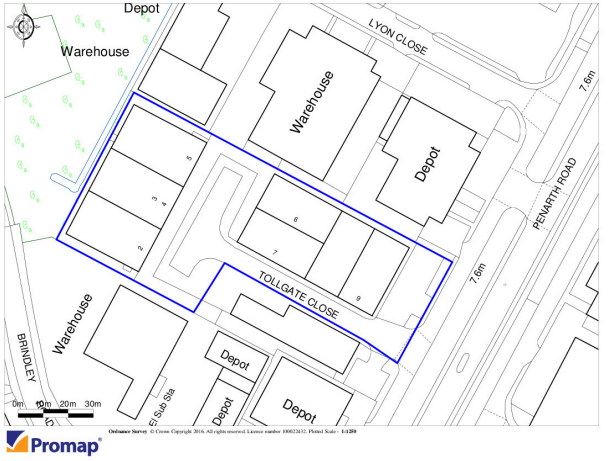
Total parking spaces: 5

Lighting Type: LED

Maximum clear internal height (m): 6.4

Car Parking

Tollgate Close Industrial Estate, Penarth Road, Cardiff



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Cardiff, CF11 8TN









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Sat Nav. CF11 8TN
Dreams
Fine Wines Direct UK
TILE GIANT
CUSTOMER SERVICE 01783 597777
CROMWELL
FIDDES
NATIONAL
Gulliver's
SCREWFIX
EDMUNDSON ELECTRICAL
SCANIA
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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

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

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

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Regulated by RICS

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