

Llandough Trading Estate is a popular industrial estate on Penarth Road within close proximity to Cardiff city centre. The estate comprises 22 industrial units let to a mixture of trade counter and industrial occupiers.



- Units available from 5,385 sq ft to 19,985 sq ft
- Separate and private car park

- 5.6m eaves height
- Single storey offices at front of warehouse

#### Why choose Llandough?

- Established industrial & trade counter location
- Units from 5,385 sq ft to 19,985 sq ft
- Prominent location on the Penarth Road
- 3 miles from the city centre
- Evening and weekend security
- Flexible terms and competitive rents



#### Local Occupiers





## Availability

### Schedule of areas

Unit	Area (sq m)	Area (sq ft)
1	683	7,351
5	579	6,228
8	500	5,385
11	506	5,445
12	499	5,638
15	621	6,686
18 & 19	1,239	13,340
20	617	6,645



## Location

Llandough Trading Estate is accessed from Penarth Road: (A4160) one of the main arterial routes into Cardiff city centre.

The estate is situated approximately 3 miles south west of the city centre and is visible from the A4232 peripheral distributor road, providing a direct link to J33 on the M4 approximately 8 miles to the north west.

Local occupiers include a mixture of trade counter, industrial, car showroom and retail occupiers including Porsche, Ferrari, Maserati, Bathstore.com, 3D Flooring, SET Office Stationers and A Plant Hire.

The estate comprises 22 industrial units on a site of 16.72 acres in total.



## Amenities for staff to enjoy

- Located close to the city centre
- Shared on site car park
- Close to supermarkets
- Close proximity to Cardiff Bay and Capital Retail Park
- Excellent visibility from Penarth Road
- Popular area for vehicles sales and trade counter operators

## Specification

- Units from 5,385 sq ft to 19,985 sq ft
- Single storey offices at front of warehouse
- 5.6m eaves height
- Shared car park
- Level access roller shutter doors
- 3 Phase electricity

## Terms

Flexible and competitive terms upon application

## Rent

Competitive rents and incentives upon application

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Llandough  
Trading Estate

HIGHCROSS

Katie Whell, Asset Manager  
T 01635 589 163  
E katiwhell@highcross.co.uk

Contact us now

To arrange a viewing or find out more about what Highcross can do

DTZ  
029 2026 2200  
www.dtz.com

Neil Francis

Fletcher  
Morgan  
029 2037 8921

Tom Merrifield