

TO LET



Occupiers include:

- Petit Forrister
- 3D Flooring
- Pioneer Pump
- Eurotek

Warehouse / Trade Counter Units

Llandough Trading Estate

**PENARTH ROAD
CARDIFF • CF11 8RR**

Units available from 501 sq m
(5,395 sq ft)



m seven
REAL ESTATE

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.

Amenities

- 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

- Newly refurbished units from 501 sq m (5,395 sq ft)
- Single storey offices at front of warehouse
- 5.6m eaves height
- Level access roller shutter doors
- 3 Phase electricity



Plans are for identification purposes only. Not drawn to scale.



Energy Performance Certificate

Certificate and recommendations available upon request.

VAT

VAT is to be charged on all payments.

Further Information

To arrange a viewing or find out more please contact:



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Grace Shackell
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Anthony Jenkins
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Accommodation

Please refer to the attached Availability Schedule.

Tenure

Units are available on a new full repairing and insuring lease for a term to be agreed.

Incentives

Subject to negotiation flexible lease terms a range of incentives are available to meet your specific occupational requirements.

Service Charge

The incoming tenant will be responsible for repayment of a proportion of the cost in the maintenance and upkeep of common parts of the estate.

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