

Porsche

Ryder

Bathstore.com

leada Acro

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)







# 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 visability 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



## Accommodation

Please refer to the attached Availability Schedule.

#### Tenure

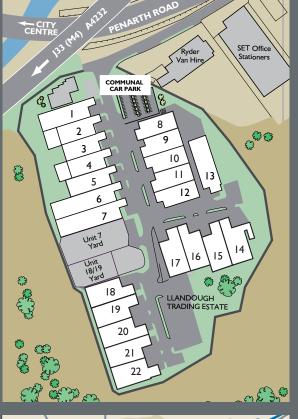
Units are available on a new full repairing and insuring lease for a term to be agreed.

#### Incentives

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

## Service Charge

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



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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