

Mileway

Llandough Trading Estate Cardiff

Available to Let
Warehouse
5,408 - 17,453 sq ft



On-site security



Excellent links to A4232 and M4



On-site parking



Level access roller shutter door



Three phase power

Llandough Trading Estate

Cardiff CF11 8RR



Description

These well-located, open plan light industrial warehouse units form part of the popular and established Llandough Trading Estate. All units benefit from access via level access roller shutter doors. The estate benefits from on-site security on evenings and weekends.

Location

Llandough Trading Estate is accessed from Penarth Road via the 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, Screwfix, 3D Flooring, and Greggs.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

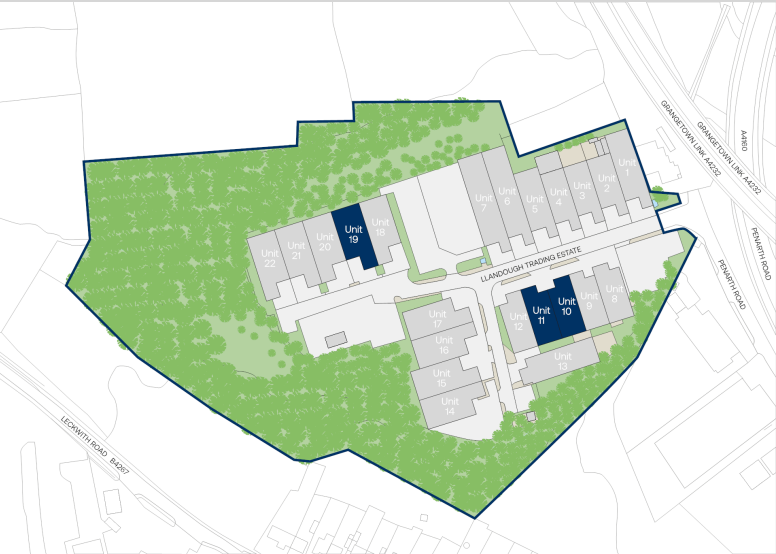
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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 10	Warehouse	5,408	Immediately	£3,170 PCM
Unit 11	Warehouse	5,413	Immediately	£3,175 PCM
Unit 19 (Coming soon)	Warehouse	6,632	Upon request	£3,875 PCM
Total		17,453		

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