



# TO LET

Unit B4, West Point  
Industrial Estate, Cardiff,  
CF11 8JQ

Industrial / Warehouse  
Unit with offices

4,674 sq ft (434.23 sq m)

Your partners in property



## Location

West Point Industrial Estate is located on Penarth Road (A4160) one of the main arterial routes into Cardiff City Centre. The estate is situated approximately 2.3 miles south of the City Centre, 2 miles south west of Cardiff Bay and benefits from convenient access to the M4 at Junction 33 via the A4232.

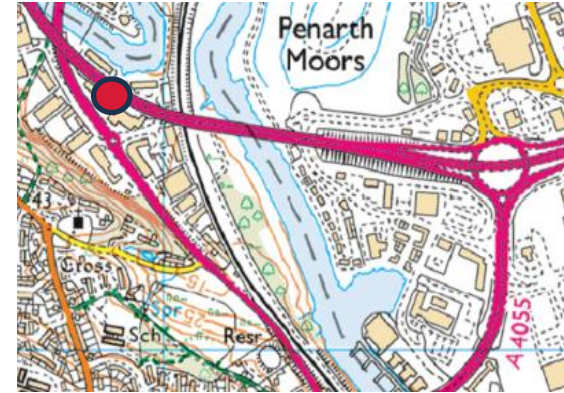
Nearby occupiers include a mixture of industrial, trade counter, car dealership and retail occupiers such as BMW, Crown Paints, Greggs, Tredz Bikes, Screwfix and Penarth Autocare.

## Description

Unit B4 is a mid terrace light industrial unit of steel portal frame construction.

The unit benefits from full height warehousing, offices and welfare accommodation.

- 1 No. level loading door 3.0m (w) x 4.01m (h)
- Minimum eaves height 6.6m
- Maximum eaves height of 8.5m
- Single storey office accommodation
- Kitchenette and WC facilities
- Good parking provisions



## Rent

£39,313 per annum exclusive

## Terms

The property is available by way of a new lease for a term of years to be agreed.

## Estate Service Charge

Each unit on the estate contributes towards the estate service charge for the upkeep and maintenance of common areas.

Current service charge: £3,542 per annum.

## Rateable Value

Rateable Value – £25,500

Rates payable – £14,484 (2023/2024 multiplier)

## EPC.

The property has an EPC rating of C (60).

## Insurance

£1,343 per annum. Exclusive - annual building insurance premium

## VAT

VAT is applicable on all costs.

## Legal Costs

Each party to bear their own costs

# Contact



For further information, or to arrange a viewing, please contact Knight Frank or joint agents Jenkins Best



**RHYS PRICE**

07974 366099

[rhys.price@knightfrank.com](mailto:rhys.price@knightfrank.com)

**KATE MAFFEY**

07977 759501

[kate.maffey@knightfrank.com](mailto:kate.maffey@knightfrank.com)

August 2025 - SUBJECT TO CONTRACT

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Particulars dated August 2025. Photographs dated August 2025.

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