

alder king
PROPERTY CONSULTANTS

TO LET

Unit 16E Whittle Road

Cardiff, CF11 8AT

Industrial unit with offices – 3,072 sq ft (285.40 sq m) GIA

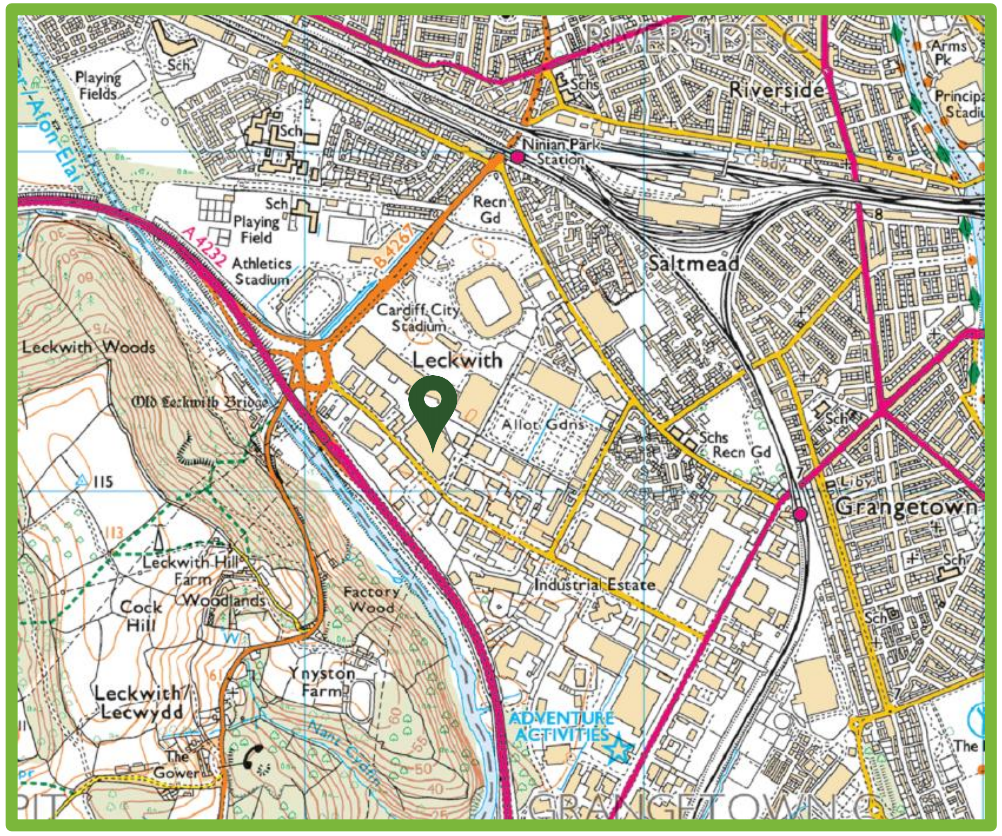
Location

The property is located is situated on whittle Road which is accessed via Hadfield Road. The A4232 in close proximity to Hadfield Road which provides access to Junction 33 of the M4 Motorway. Cardiff City Centre and Cardiff Bay are both located approximately 2 miles northeast / east of the property.

The closest railway station is Grangetown which is located just under a mile away.

Whittle Road is located in an established commercial area which includes a mixture of trade occupiers and car dealerships.

Grangetown Station	M4	Cardiff City Centre	Cardiff Bay
<1 mile east	7 miles northwest	2 miles	2 miles



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Accommodation

Description
The property comprises an end-terrace industrial unit of steel portal frame construction, benefiting from a secure, gated yard to the side.

The unit provides ground floor office accommodation together with a new kitchen and WC facilities. Vehicular access is via a level-access roller shutter door to the front elevation measuring approximately 3.6m wide by 4.4m high.

The warehouse offers a minimum eaves height of approximately 3m, rising to 5.3m at the roof apex.

The property has recently undergone a programme of light refurbishment works including installation of a new kitchen, redecoration throughout, and floor levelling works both internally and externally.

Parking
Car parking is provided to the front of the unit..

Service Charge
We understand that a service charge is to be paid by any future occupier for upkeep of the Estate. Latest figures to be provided upon request.

Services
We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Unit 16E	3,072	285.40



Industrial & Logistics

Office space

Roller shutter door

W/C facilities

Car Parking

Kitchenette

Planning | Rates | EPC | Terms

Planning
We are verbally advised that the accommodation has planning consent for industrial use, but any occupier should make their own enquiries to the Planning Department at Cardiff Council Tel: 02922 330800 or (**https://www.cardiff.gov.uk/ENG/resident/Planning/Pages/default.aspx**).

Business Rates
Interested parties should make their own enquiries to Cardiff Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment (**www.voa.gov.uk**)

The Valuation Office website states that from April 2026 the property has a rateable value of £19,000, resulting in rates payable of £9,538 for the 2026/27 financial year.

Energy Performance Certificate
A new Energy Performance Certificate (EPC) is currently being commissioned. The certificate will be available upon request.

Code for Leasing
For the latest RICS advice on commercial property leasing, please consult the **RICS Real Estate Code for Leasing 2020**.

VAT
Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML
A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Tenure
The property is available on a new standard repairing lease with terms to be negotiated.

Rent
The property is offered to let for £25,000 per annum (£8.14 psf).

Legal Costs
Each party is to be responsible for their own legal costs.

References/Rental Deposits
Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:

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AK Ref: GD/101976 **Date: October** 2026 **Subject to Contract**

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Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain adv ce from a specialist source.

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