



## Unit 1 St. Catherines Park, Pengam Road, Cardiff, CF24 2RZ

Refurbished trade / warehouse unit - immediately available

### Summary

|                       |                                                                                                      |
|-----------------------|------------------------------------------------------------------------------------------------------|
| <b>Tenure</b>         | To Let                                                                                               |
| <b>Available Size</b> | 2,270 sq ft / 210.89 sq m                                                                            |
| <b>Rent</b>           | £22,700 per annum                                                                                    |
| <b>Service Charge</b> | £2,408.24 per annum<br>budget contribution applicable to<br>Unit 1 for the year ending<br>31/12/2025 |
| <b>Rates Payable</b>  | £6,674 per annum                                                                                     |
| <b>Rateable Value</b> | £11,750                                                                                              |
| <b>EPC Rating</b>     | C (72)                                                                                               |

### Key Points

- Prime trade location / estate
- End of terrace unit -adjacent to Sunbelt
- Single level electric roller shutter door, width 3.6 metres, height 3.5 metres
- Existing occupants include Plumbase, Roofbase, Sunbelt, Pirtek, Frazer
- LED lighting
- Minimum eaves height 4.9 metres

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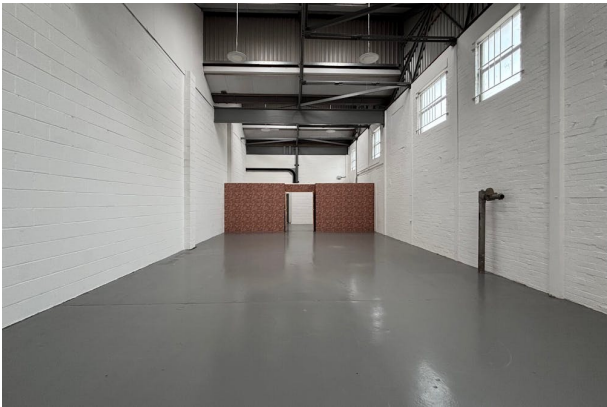
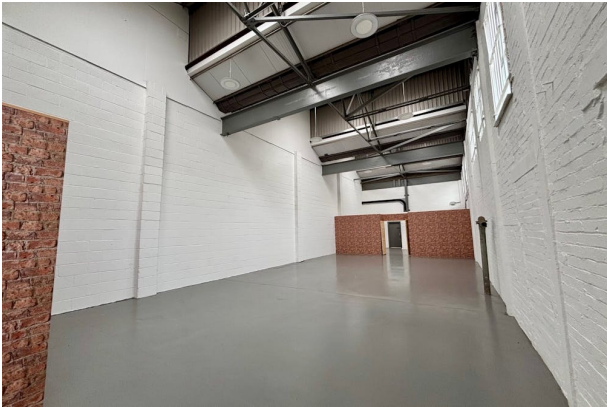
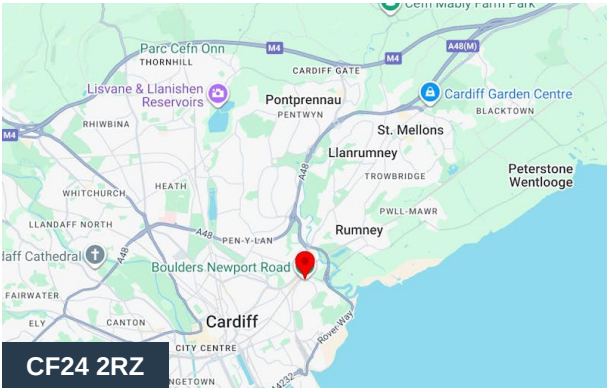
|                |                                                                                                   |
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| Rates Payable  | £6,674 per annum                                                                                  |
| Rateable Value | £11,750                                                                                           |
| Service Charge | £2,408.24 per annum<br>budget contribution applicable to Unit 1 for the year ending 31/12/2025    |
| VAT            | Applicable                                                                                        |
| Legal Fees     | Each party to bear their own costs                                                                |
| Estate Charge  | £229.81 per annum<br>current building insurance premium for Unit 1 for the year ending 31/12/2025 |
| EPC Rating     | C (72)                                                                                            |

## Description

Well located trade / warehouse unit recently refurbished to include LED lighting throughout and an electric roller shutter door. The unit has a separate pedestrian entrance a single WC and small office.

## Location

St Catherine's Park is an established trade/ industrial estate is located off Newport Road which is one the main arterial routes and the prime out of town retail location serving the East of Cardiff. Motorway access is within 1 mile of Eastern Avenue (A48) via Southern Way which provides access to the M4 motorway (junction 28 & 29).



## Viewing & Further Information



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