



## Unit 19A, Freemans Parc, Penarth Road, Cardiff, CF11 8EQ

### Industrial / Warehouse To Let

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	4,446 sq ft / 413.05 sq m
<b>Rent</b>	£42,237 per annum plus VAT
<b>Service Charge</b>	£3,358 per annum plus VAT for budget year ending March 2026
<b>Rates Payable</b>	£13,490 per annum based on 2023 Valuation
<b>Rateable Value</b>	£23,750
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in January 2024

#### Key Points

- Prime trade / industrial / out of town retail location
- End of terrace light industrial / trade / warehouse unit
- Large self-contained yard / compound
- Occupiers in close proximity include Screwfix, Costa, J&S Accessories
- 3 No. level loading doors

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Service Charge	£3,358 per annum plus VAT for budget year ending March 2026
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£1,388 per annum Building insurance premium for year ending December 2025
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

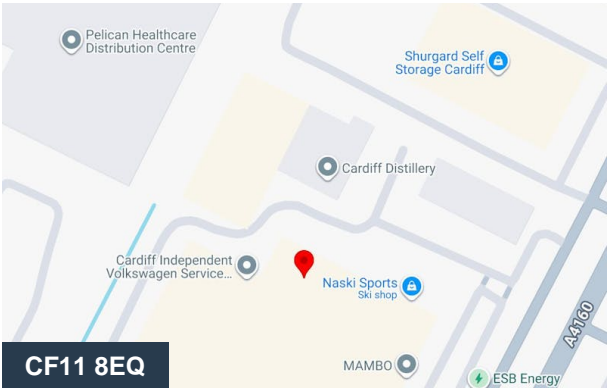
Unit 19A Freemans Parc is situated on the popular trade/retail and industrial estate located on Penarth Road. The end of terrace unit is of portal frame construction and benefits from 3 level loading doors. There is a large yard / fenced and gated compound at the front of the unit providing a secure self-contained site.

## Location

Freemans Parc is situated adjacent to Penarth Road on the Western side of Cardiff. Penarth Road is a prime trade / retail location and is one of the main arterial routes with excellent road connectivity to the city centre and to Cardiff Bay and M4 (J33) via the PDR A4232. Freemans Parc benefits from frontage and direct access from Penarth Road. Occupiers in close proximity include Screwfix, Dreams, SELCO, Costa and Honda.

## Terms

Unit 19A is available to let on new Full Repairing and Insuring lease for a term of years to be agreed.



## Viewing & Further Information



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