



## Unit 9A, Freemans Parc, Penarth Road, Cardiff, CF11 8EQ

### Unit 9A Freemans Parc - Industrial / Warehouse To Let

#### Summary

|                       |                                                             |
|-----------------------|-------------------------------------------------------------|
| <b>Tenure</b>         | To Let                                                      |
| <b>Available Size</b> | 3,537 sq ft / 328.60 sq m                                   |
| <b>Rent</b>           | £28,296 per annum plus VAT                                  |
| <b>Service Charge</b> | £3,190 per annum plus VAT for budget year ending March 2026 |
| <b>Rates Payable</b>  | £7,810 per annum 2023 Valuation                             |
| <b>Rateable Value</b> | £13,750                                                     |
| <b>EPC Rating</b>     | D (93)                                                      |

#### Key Points

- Prime trade / industrial / out of town retail location
- Mid-terrace light industrial / trade / warehouse unit
- 1 No. level loading door (width 3.25m x height 3.4m)
- Occupiers in close proximity include COSTA, J&S Accessories, Screwfix, Dreams
- Eaves height - minimum 3.5m, maximum 6.85m
- Units recently refurbished to include LED lighting

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| Rateable Value | £13,750                                                                      |
| Service Charge | £3,190 per annum<br>plus VAT for budget year ending March 2026               |
| VAT            | Applicable                                                                   |
| Legal Fees     | Each party to bear their own costs                                           |
| Estate Charge  | £1,104 per annum<br>Building insurance premium for year ending December 2025 |
| EPC Rating     | D (93)                                                                       |

## Description

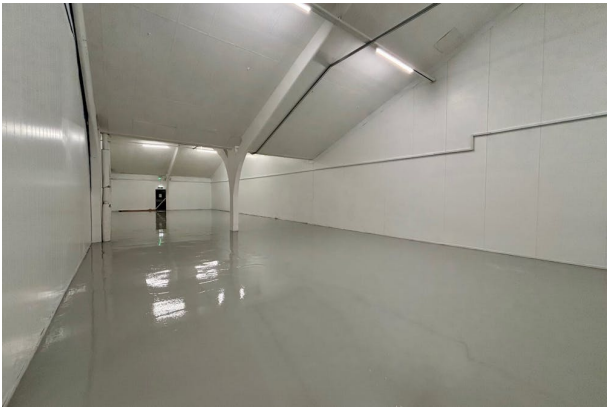
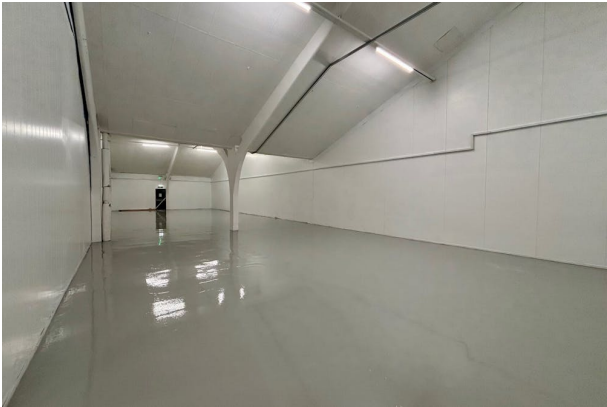
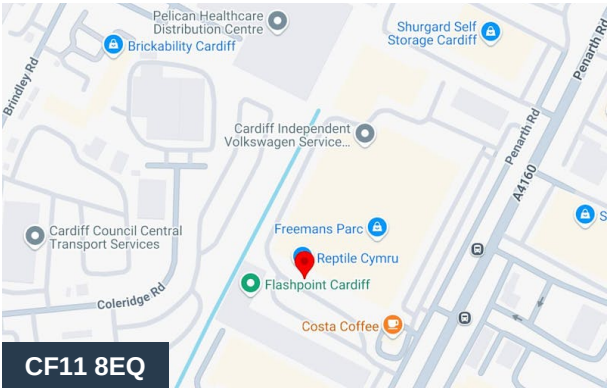
Unit 9A comprises a mid-terrace light industrial / trade unit accessed via a single level roller shutter door and separate pedestrian door. Internally the unit provides refurbished warehouse space with newly painted / coated slab and new LED lighting. The unit benefits from a WC. Externally the unit opens out onto a large concrete yard / loading area with a central car park area.

## 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 to Penarth Road, occupiers in close proximity include Screwfix, Dreams, SELCO, Costa and Honda. The estate also benefits from 2 points of access from Penarth Road and an EV charging station.

## Terms

Unit 9A 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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