



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

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

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	5,299 sq ft / 492.29 sq m
<b>Rent</b>	£39,750 per annum plus VAT
<b>Service Charge</b>	£5,034 per annum plus VAT for budget year ending March 2026
<b>Rates Payable</b>	£7,810 per annum based on 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

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

## Summary

Available Size	5,299 sq ft
Rent	£39,750 per annum plus VAT
Rates Payable	£7,810 per annum based on 2023 Valuation
Rateable Value	£13,750
Service Charge	£5,034 per annum plus VAT for budget year ending March 2026
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£1,653.71 per annum Building insurance premium for year ending December 2025
EPC Rating	D (93)

## Description

Unit 9A & 9B Freemans Parc are available together or separately - there is an internal opening at present linking the two units. There is a WC facility and small kitchen in each Unit. Unit 9A benefits from a single storey office towards the front of the unit. Each unit has a full height level roller shutter door and separate pedestrian door.

## Location

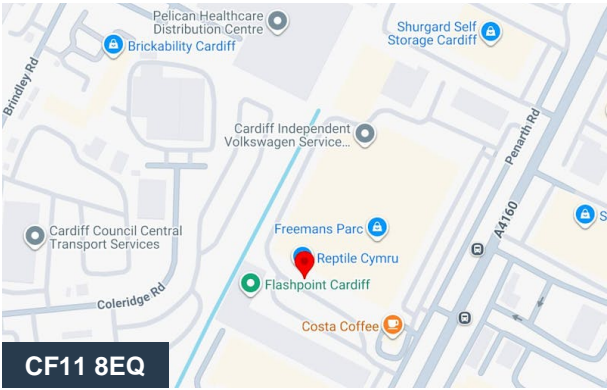
Freemans Parc is situated adjacent to Penarth Road on the Western side of Cardiff. Penarth Road is a prime trade / retail location and is one of the main arterial routes with excellent road connectivity to the city centre and to Cardiff Bay and M4 (J33) via the PDR A4232. Freemans Parc benefits from 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.

## Accommodation

Name	sq ft	sq m	Availability
Unit - 9B	5,299	492.29	Available
Total	5,299	492.29	

## Terms

Unit 9B is available to let on new Full Repairing and Insuring lease for a term of years to be agreed.



## Viewing & Further Information



**Henry Best**  
07738 960012  
henry@jenkinsbest.com



**Craig Jones**  
07867 393494  
craig@jenkinsbest.com



**Anthony Jenkins**  
07768 233919  
anthony@jenkinsbest.com

**Mr Rhys Price (Knight Frank)**  
02920440951 | 07974366099

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 25/09/2025