



Unit 3, Freemans Parc

Penarth Road, Cardiff, CF11 8EQ

Prominent Retail warehouse / Trade Counter / Showroom

12,342 sq ft
(1,146.61 sq m)

- Prime out of town retail/trade location
- Prominent Roadside Frontage
- New Costa Drive-thru on site
- New EV chargers on site
- Immediately Available

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Summary

Available Size	12,342 sq ft
Rent	£111,078 per annum
Rates Payable	£31,893.50 per annum
Rateable Value	£56,750
Service Charge	£0.60 per sq ft Please note that an Estate Service Charge is applicable for the upkeep of the common areas of the Estate. Building Insurance Premium - current premium for Unit 3 = £4,100 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	E (I13)

Description

The unit is of portal frame construction with a glazed entrance and the ability for prominent signage. Access for loading is provided via a rear loading door width 3.27 metres, height 3.4 metres.

The unit provides a maximum eaves of 7 metres and minimum eaves height of 2.6 metres.

Occupiers on site include a Costa Drive Thru, Enterprise Rent-A-Car, ROC BLOC, Hancock Cash & Carry.

An excellent customer car parking provision at the front of the unit.

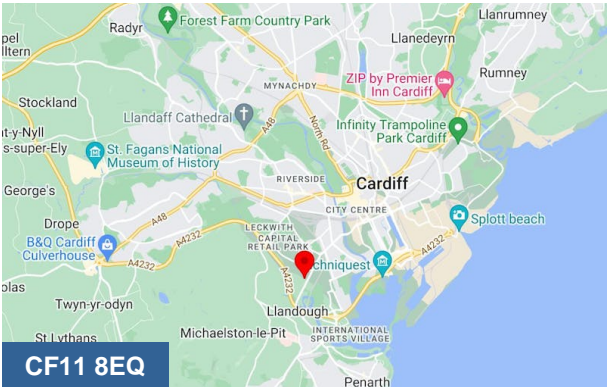
Location

Freemans Parc is a prime trade / retail location on the Western side of Cardiff. Penarth Road benefits from excellent road connectivity it is one of the main arterial routes into the City Centre, to Cardiff Bay and the M4 (J33) via the A4232.

The Unit 4 is a prominent retail unit commanding a prime location on Penarth Road, Cardiff.

Accommodation

Name	sq ft	sq m	Availability
Unit	12,342	1,146.61	Available
Total	12,342	1,146.61	



Viewing & Further Information



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