



Unit 5A, Freemans Parc, Penarth Road, Cardiff, CF11 8EQ

Prominent retail / trade counter unit available To Let

Summary

Tenure	To Let
Available Size	6,230 sq ft / 578.79 sq m
Rent	£60,000 per annum
Service Charge	£3,755 per annum Exclusive, for year ending March 2025
Business Rates	To be assessed
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Key Points

- Prime out of town trade and retail location
- Prominent unit fronting Penarth Road
- EV charging station on site
- Occupiers in close proximity include COSTA, Enterprise, Screwfix, Dreams
- Costa Drive-thru on site
- Available by way of a new full repairing and insuring Lease

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Summary

Available Size	6,230 sq ft
Rent	£60,000 per annum
Business Rates	To be assessed
Service Charge	£3,755 per annum Exclusive, for year ending March 2025
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£2,145 per annum Premium, for year ending December 2024
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Unit 5A is a prominent trade / retail / showroom unit- prime location on Penarth Road, Cardiff.

Excellent customer car parking provision at the front of the unit

EV Charging station on the Park

Close proximity to COSTA

Location

Prime trade / industrial / retail location on the Western side of Cardiff - Penarth Road 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. New Costa drive-thru and EV charging station located on site. Occupiers in close proximity include Screwfix, Dreams, BMW, Honda, and Ford.

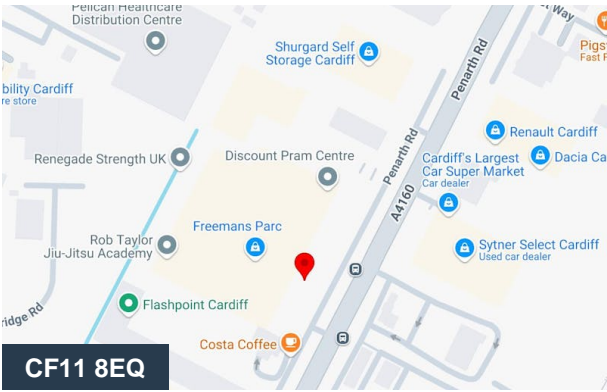
Specification

Portal frame construction, maximum eaves 7 metres, minimum eaves height 2.6 metres

Glazed entrance / prominent signage position

Terms

Unit 5A Freemans Parc is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.



Viewing & Further Information



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