



To Let

Two Trade/ Industrial units to be refurbished with direct access from Penarth Road.

- To be refurbished
- Direct Access from Penarth Road
- Established Trade Location
- Available Jointly or individually
- Single storey office blocks
- Level access roller shutter doors

Unit 7

Stuart Close, Penarth Road, Cardiff, CF11 8QF

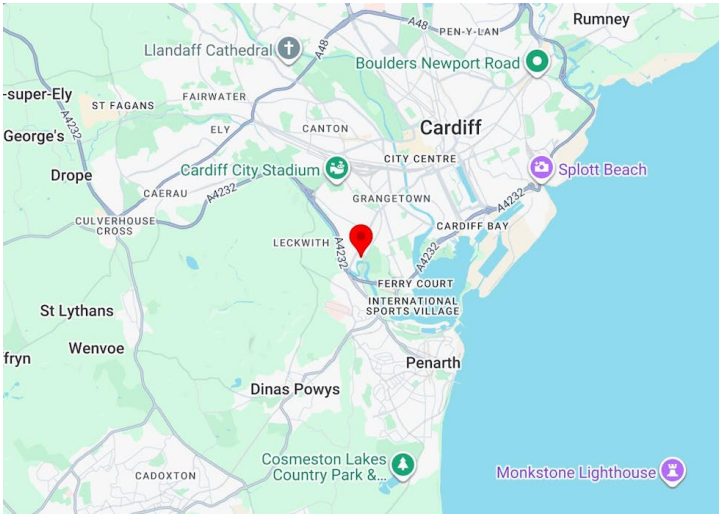
5,405 sq ft

502.14 sq m

Reference: #273225

Unit 7

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Summary

Available Size	5,405 sq ft / 502.14 sq m
EPC	C (72)

Location

Stuart Close Trade Park has prominent frontage to Penarth Road (A4160) which is a main arterial route into Cardiff city centre from the west. Penarth Road provides direct access to Cardiff city centre, approximately 1.5 miles to the northeast and is accessible from the A4232 dual carriageway, which provides direct access to Junction 33 of the M4 Motorway, approximately 8 miles to the north.

Penarth Road together with Hadfield Road are a prime, mixed-use commercial location, popular with trade counter, industrial, retail, leisure, self-storage and car showrooms.

Description

Stuart Close Trade Park provides 10 units arranged across a terrace of trade/light industrial units (3A to 10 inclusive) and a pair of semi-detached units (1&2), totaling 73,356 sq ft gross internal areas (GIA).

The units are of steel portal frame construction with part brick/block and profiled steel elevations under, pitched asbestos roofs (mostly overlaid with profile steel or treated). Internally the units are primarily open plan with a single storey office block .

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 7	5,405	502.14	Available
Unit - 8	5,402	501.86	Let
Total	10,807	1,004	

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