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Industrial

2,678 sq ft (248.79 sq m)



TO LET

Unit 18a, Freemans Parc, Cardiff, CF11 8EQ

Unit 18a Freemans Parc - Industrial / Warehouse To Let

- Prime trade / industrial / out of town retail location
- Occupiers in close proximity include COSTA, J&S Accessories, Screwfix, Dreams
- Mid-terrace light industrial / trade / warehouse unit
- Electric Roller Shutter Door - 4.4m W x 4.9m H





Size

2,678 sq ft (248.79 sq m)

Rent

Rent on application

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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.

Connectivity

Road

M4 (jct 33)	8 miles

Train Stations

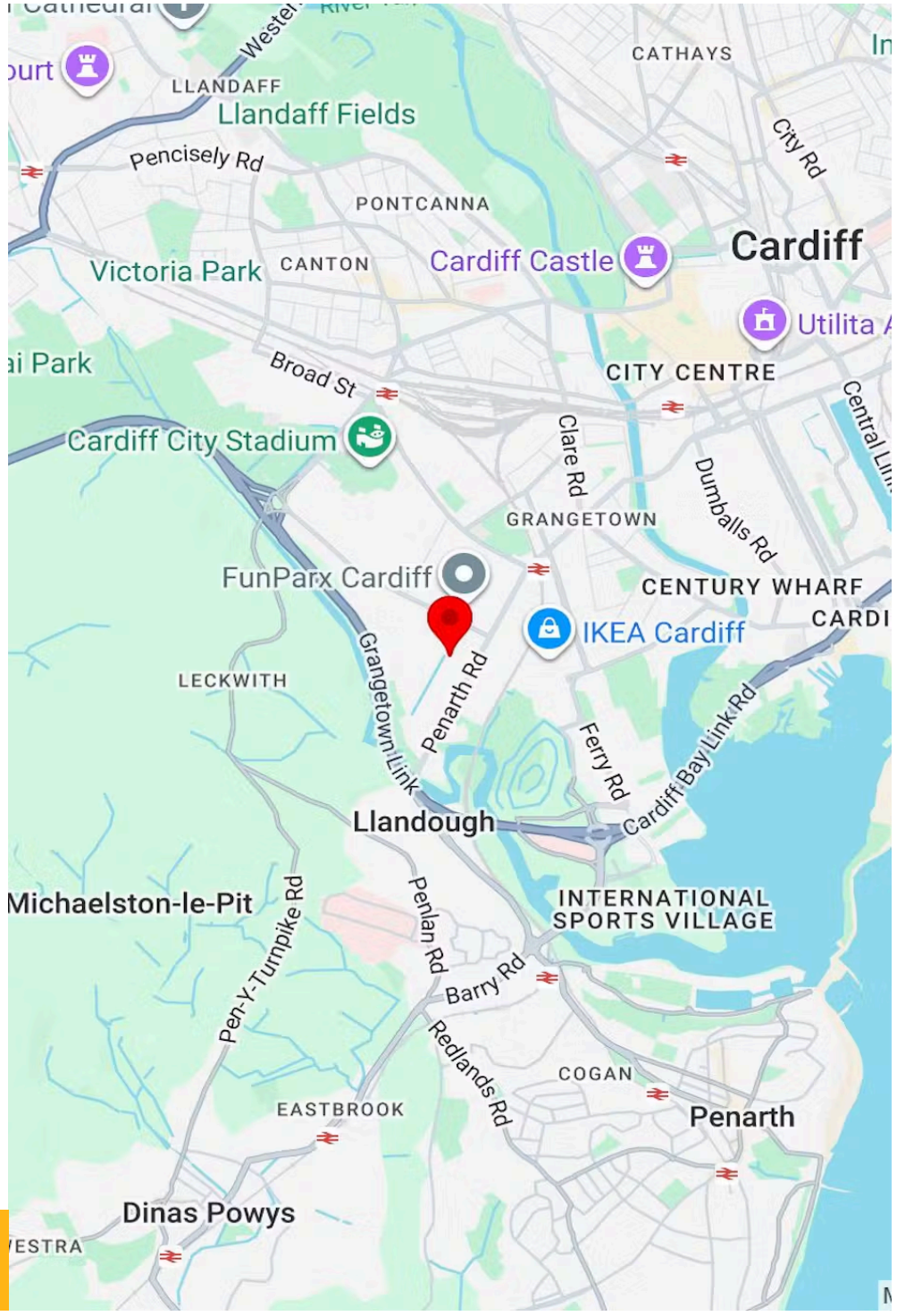
Cardiff	2.4 miles

Airports

Cardiff Airport	11.8 Miles
Bristol Airport	58.7 Miles

Cities

Cardiff City Centre	3 miles
Newport	17 miles



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Description

Unit 18a comprises an end-terrace light industrial / trade unit accessed via a single-level electric roller shutter door and separate pedestrian door. The unit benefits from a WC. Externally the unit opens out onto a large concrete yard / loading area with a central car park area.

Specification

- EPC: D (90)
- Car Parking
- Minimum clear internal height (m): 5.86
- Loading Doors (Surface level): 1
- Lighting Type: LED
- Maximum clear internal height (m): 4.55

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
18a	2,678	249
TOTAL	**2,678**	**249**

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what3words

Terms

Unit 18a is available to let on new Full Repairing and Insuring lease for a term of years to be agreed.

Rent

Rent on application

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £19,500
Rates Payable: £9,789 per annum 2026 Valuation

Service charge

£2,181 per annum plus VAT for budget year ending March 2027

Insurance

£731 per annum Building insurance premium for year ending December 2026

Legal Costs

Each party to bear their own costs

EPC

D (90)

VAT

Applicable

Availability

Available Immediately

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