



**TO LET**

Unit 2, Parklands Industrial Estate,,  
Cardiff, **CF24 5JP**

## Coming Soon - Refurbished Trade /Warehouse Unit in City Centre Location

- Well located city centre industrial / warehouse unit
- Prominent position adjacent to 'Magic Roundabout'
- Mid-terrace unit with full height roller shutter door
- Walking distance of Central and Queen Street rail stations



### Size

1,239 sq ft (115.11 sq m)

### Rent

£15,500 per annum VAT payable in addition

# Location

Parklands Industrial Estate is located less than 0.5 miles from Cardiff city centre. Queen Street and Central rail stations are within walking distance.

The estate benefits from excellent road access with the A4232 link road and A48 in close proximity - connecting to both the City Centre, Cardiff Bay and also the M4 - East and West.

Other occupiers in the area include Speedy Hire, Jewson, Travis Perkins, Bad Wolf, S.A. Brain, Euro Car parts, PTS, and Princes Drinks.

## Connectivity

### Road

Jct 32 M4	5.9 miles
Jct 30 M4	7.1 miles



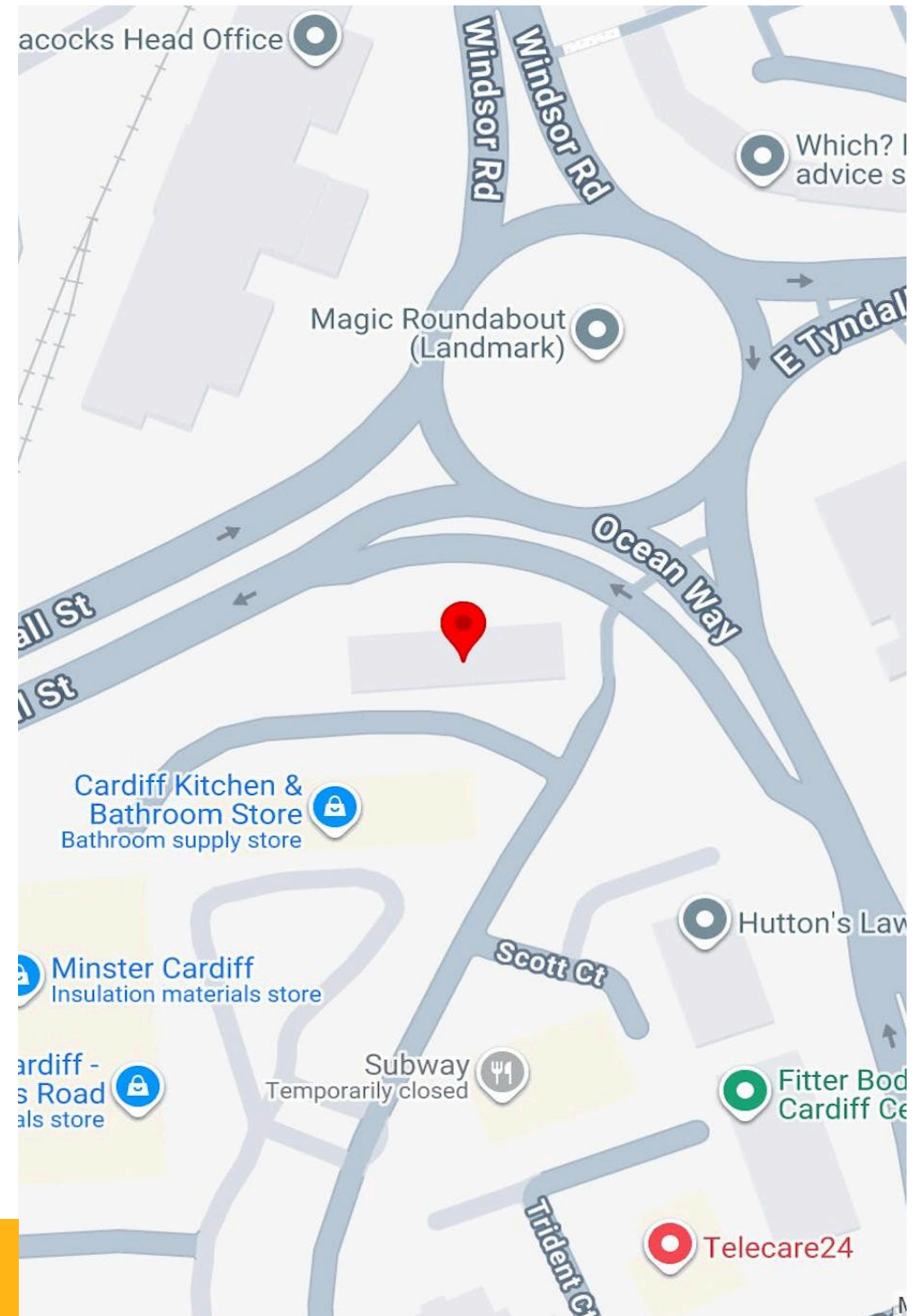
### Train Stations

Cardiff Central	2.5 miles
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### Airports

Cardiff	15 miles
Bristol	50 miles



## Description

Light industrial / warehouse unit within secure fenced and gated estate. Steel portal frame construction with full height level roller shutter door and separate pedestrian entrance. The unit is currently under refurbishment which is to include the provision of LED lighting. The unit benefits from a 3 phase electric supply and also a small integral office and WC.

- Full height level sectional loading door - width 3 metres, height 4 metres
- Separate pedestrian entrance
- Warehouse area - portal frame, max. eaves x metres
- WC facility and kitchen unit

## Specification



EPC: EPC exempt -  
Currently being  
constructed or  
undergoing major  
refurbishment



Recently refurbished



Lighting Type: LED



Loading Doors  
(Surface level): 1



On-site security



Car Parking

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## Viewings

Please contact Jenkins Best

## Terms

New full repairing and insuring Lease available for a term of years to be agreed.

## Rent

£15,500 per annum VAT payable in addition

## Lease Terms

New Lease Term of years to be agreed

## Business rates

Rateable Value: £10,500

Rates Payable: £5,271 per annum Based on 2026 Valuation

## Service charge

£1,720 per annum current estate service charge annual budget (VAT payable in addition)

## Insurance

£404.35 per annum current building insurance premium (Excl.)

## Legal Costs

Each party to bear their own costs

## EPC

EPC exempt - Currently being constructed or undergoing major refurbishment

## VAT

Applicable

## Availability

Available Q1 2026

## Contact

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### Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.