



Unit 4, Freemans Parc, Penarth Road, Cardiff, CF11 8EQ

Prime trade counter / retail / show room unit

Summary

Tenure	To Let
Available Size	12,346 sq ft / 1,146.98 sq m
Rent	£111,114 per annum
Service Charge	£7,480 per annum Budget for year ending September 2025
Rates Payable	£32,100 per annum based on 2023 Valuation
Rateable Value	£66,500
EPC Rating	B (45)

Key Points

- Prime out of town trade and retail location
- Costa Drive-thru on site
- New EV garage / multi charging point centre on site
- Prominent unit fronting Penarth Road
- Enterprise Rent-A-Car on site
- Available by way of a new full repairing and insuring Lease

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Service Charge	£7,480 per annum Budget for year ending September 2025
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£4,275 per annum Premium for year ending December 2024
EPC Rating	B (45)

Description

Prime trade counter / retail unit with prominent frontage - refurbished to include LED lighting

Location

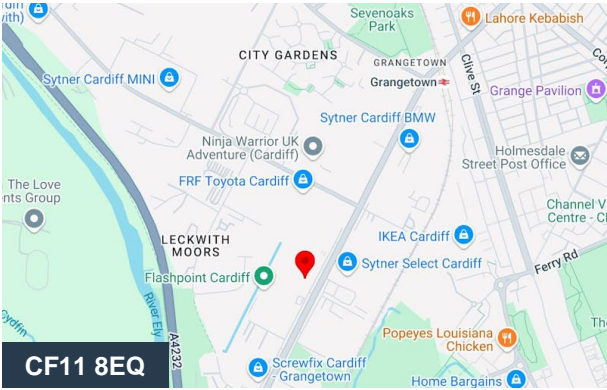
Prime trade / industrial / retail location on the Western side of Cardiff - Penarth Road is one of the main arterial routes with excellent road connectivity to the city centre and to Cardiff Bay and M4 (J33) via the PDR A4232. Freemans Parc benefits from frontage and direct access from Penarth Road and a new Costa drive-thru on site. Occupiers on site include Enterprise Rent-A-Car, Flashpoint, Hancock Cash & Carry.

Specification

- Unit 4 is a prominent retail / showroom unit - prime location
- Portal frame construction, maximum eaves 7 metres
- LED lighting and new floor finish
- Glazed entrance / prominent signage position
- Rear access / loading door - width 3.27 metres, height 3.4 metres
- Excellent customer car parking provision at the front of the unit

Terms

Unit 4 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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