



Unit 23, Freemans Parc, Penarth Road, Cardiff, CF11 8EQ

Trade/Industrial To Let at prime Cardiff trade and retail location on Penarth Road

Summary

Tenure	To Let
Available Size	1,742 sq ft / 161.84 sq m
Rent	£17,420 per annum plus VAT.
Service Charge	£1,654 per annum Budget for year ending June 2026
Rates Payable	£5,680 per annum 2023 Valuation *currently benefits from 33.3% small business rates relief
Rateable Value	£10,000
EPC Rating	EPC exempt - EPC has been

Key Points

- Prime trade / industrial / out of town retail location
- Mid-terrace light industrial / trade / warehouse unit
- Single level loading door width 3.25 metres, height 3.4 metres
- Unit currently qualifies for an element of small business
- Costa Coffee and EV charging station located on site
- Minimum eaves height 2.82 metres, maximum eaves height 6.70 metres
- Available by way of a new full repairing and insuring Lease

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VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£538 per annum Building insurance premium for year ending December 2024
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Trade/warehouse units on established trade, retail and distribution Park. Occupiers include Costa (Drive-thru), Flashpoint, Hancocks Cash & Carry, J&S Motorcycle Accessories. The unit is adjacent to independent ski equipment and apparel retailer Naski and is in close proximity to the Park's EV charging station.

Location

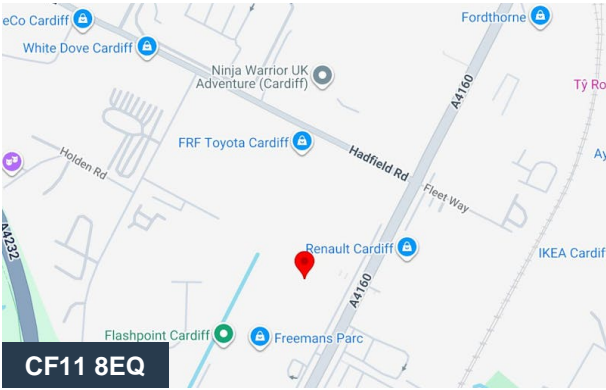
Prime trade / retail location on the Western side of Cardiff - Penarth Road is one of the main arterial routes with excellent road connectivity to the city centre and to Cardiff Bay and M4 (J33) via the PDR A4232. Freemans Parc benefits from frontage and direct access from Penarth Road. Occupiers in close proximity include Screwfix, Dreams, Kia, Ford, BMW and Honda.

Specification

Mid-terrace light industrial / trade / warehouse units
Minimum eaves height 2.82 metres, maximum eaves height 6.70 metres
Single level loading door width 3.25 metres, height 3.4 metres
LED lighting

Terms

Unit 23 is available to let on new Full Repairing and Insuring terms to be agreed.



Viewing & Further Information



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