



Compound B St. Catherines Park, Pengam Road, Cardiff, CF24 2RZ

Well located open storage compound - fenced with double gates and concrete surface area

Summary

Tenure	To Let
Available Size	0.18 Acres / 0.07 Hectares
Rent	£15,000 per annum
Service Charge	Budget contribution to estate service charge to be confirmed.
Business Rates	To be assessed
EPC Rating	EPC exempt - No building present

Key Points

- Prime trade location / estate
- Palisade fencing
- Concrete surface area
- Existing occupiers include Plumbase, Roofbase, Sunbelt, Boels Rental
- Double gates

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Summary

Available Size	0.18 Acres
Rent	£15,000 per annum
Business Rates	To be assessed
Service Charge	Budget contribution to estate service charge to be confirmed.
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Property insurance premium to be confirmed
EPC Rating	EPC exempt - No building present

Description

Well located open storage site - conveniently located off Newport Road at St Catherine's Park.

Location

St Catherine's Park is an established trade/ industrial estate is located off Newport Road which is one the main arterial routes and the prime out of town retail location serving the East of Cardiff. Motorway access is within 1 mile of Eastern Avenue (A48) via Southern Way which provides access to the M4 motorway (junction 28 & 29).

Specification

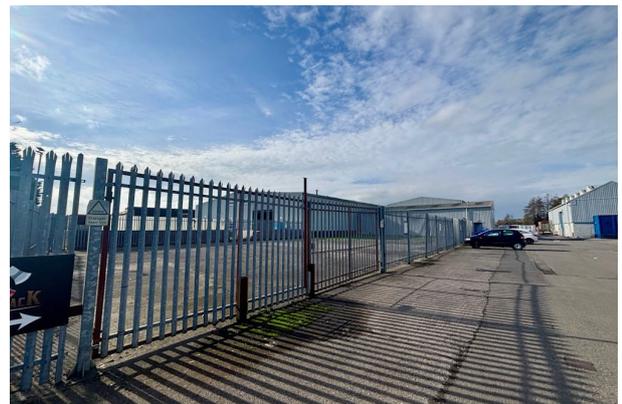
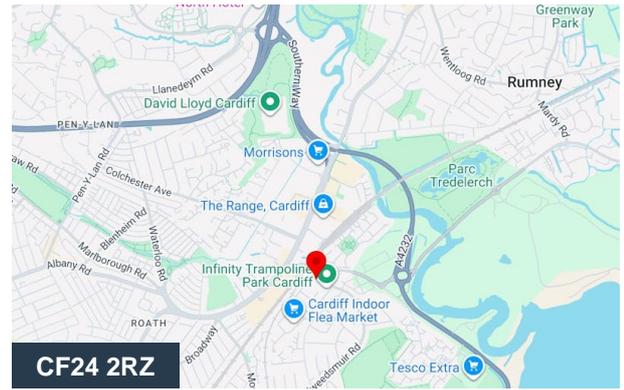
The site is fenced (palisade) and benefits from double gate access. The site has a concrete surface area please note there are no utilities (power and water) connected to this site.

Viewings

Please contact one of the team at Jenkins Best to arrange a viewing.

Terms

New Lease available - flexible terms available subject to proposed use.



Viewing & Further Information



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