

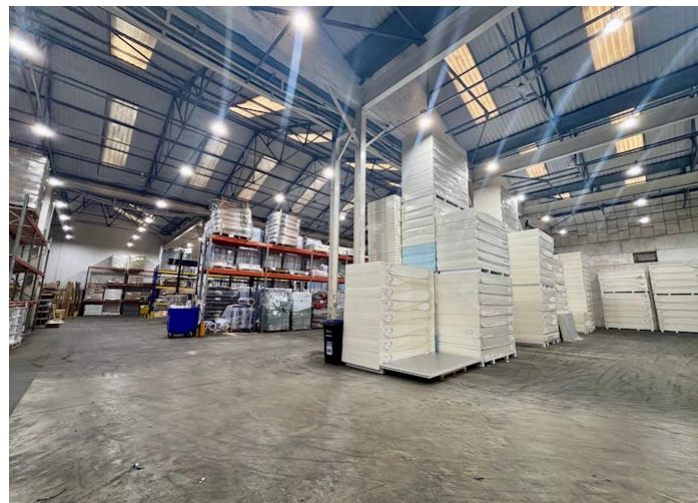


TO LET

Unit D&E St. Catherines Park,
Cardiff, **CF24 2RZ**

Preliminary Details - Well located warehouse / trade unit with 1 acre yard / external area - To be refurbished

- Prime trade / distribution location
- Existing occupiers include Plumbase, Roofbase, Sunbelt, Pirtek, Boels Rental
- Minimum. eaves height 7.36 metres
- 3 No. level roller shutter doors and scope for additional if required
- LED lighting
- Circa 1 acre yard / circulation and loading area
- Unit subject to refurbishment

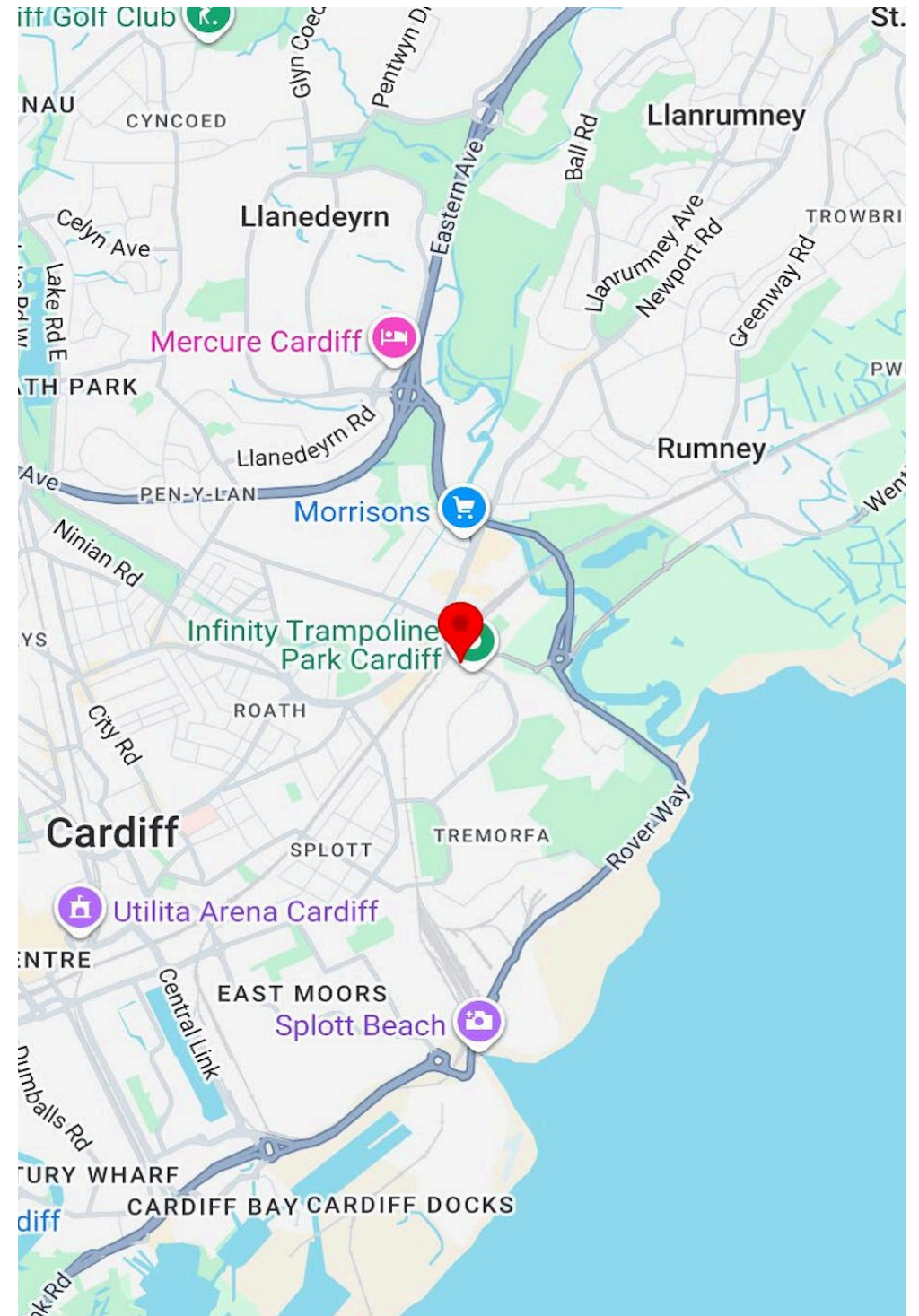


Size

37,688 sq ft (3,501.33 sq m)

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).



Description

Well located trade unit / warehouse unit with 1 acre yard / external area. Prime commercial location off Newport Road on the eastern side of Cardiff.

Specification



EPC: B (47)



Loading Doors
(Surface level): 3



Secure yard



Minimum clear internal
height (m): 7.36

Unit D&E St. Catherines Park,
Cardiff, **CF24 2RZ**



Viewings

Please contact one of the team at Jenkins Best

Terms

New Lease available for a term of years to be agreed.

Lease Terms

New Lease New Lease available for a term of years to be agreed

Business rates

Rateable Value: £179,000

Rates Payable: £90,932 per annum based on April 2026 Valuation

Insurance

£229.81 per annum Annual building insurance premium to be confirmed

Legal Costs

Each party to bear their own costs

EPC

B (47)

VAT

Applicable

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