



Unit 9A & 9B, Freemans Parc, Penarth Road, Cardiff, CF11 8EQ

Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	8,836 sq ft / 820.89 sq m
Rent	£57,500 per annum plus VAT
Service Charge	£8,409 per annum plus VAT for budget year ending March 2026
Business Rates	To be re-assessed
EPC Rating	D (93)

Key Points

- Prime trade / industrial / out of town retail location
- Mid-terrace light industrial / trade / warehouse unit
- 2 No. level loading door (width 3.25m x height 3.4m)
- Units to be refurbished to include LED lighting
- Occupiers in close proximity include COSTA, J&S Accessories, Screwfix, Dreams
- Eaves height - minimum 3.5m, maximum 6.85m
- Units can be split (available separately or as a whole)

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Service Charge	£8,409 per annum plus VAT for budget year ending March 2026
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£2,757.53 per annum Building insurance premium for year ending December 2025
EPC Rating	D (93)

Description

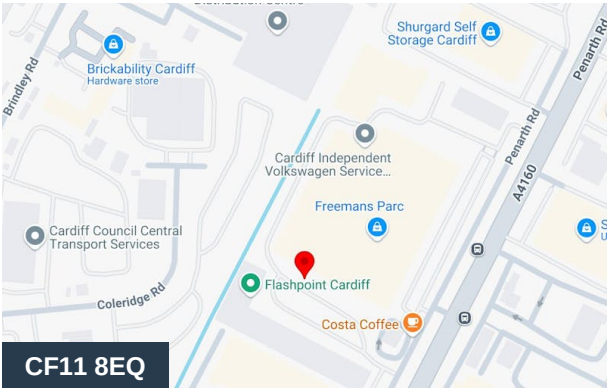
Unit 9A & 9B Freemans Parc are available together or separately - there is an internal opening at present linking the two units. There is a WC facility and small kitchen in each Unit. Unit 9A benefits from a single storey office towards the front of the unit. Each unit has a full height level roller shutter door and separate pedestrian door.

Location

Freemans Parc is situated adjacent to Penarth Road on the Western side of Cardiff. Penarth Road is a prime trade / retail location and 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 to Penarth Road, occupiers in close proximity include Screwfix, Dreams, SELCO, Costa and Honda. The estate also benefits from 2 points of access from Penarth Road and an EV charging station.

Terms

Unit 9A and 9B is available to let on new Full Repairing and Insuring lease for a term of years to be agreed.



Viewing & Further Information



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