Jenkins Best
jenkinsbest.com

Industrial

8,836 sq ft (820.89 sq m)



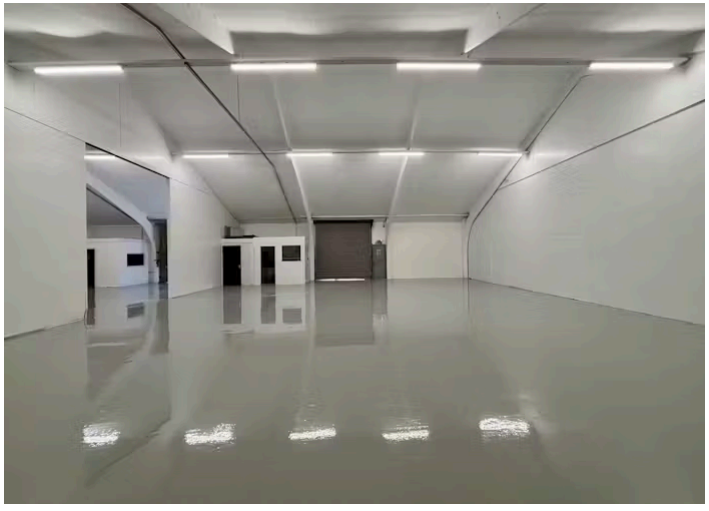
TO LET

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

Industrial / Warehouse To Let

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





Size

8,836 sq ft (820.89 sq m)

Rent

£57,500 per annum plus VAT

Jenkins Best
jenkinsbest.com

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.

Connectivity

Road

M4 (jct 33)	8 miles

Train Stations

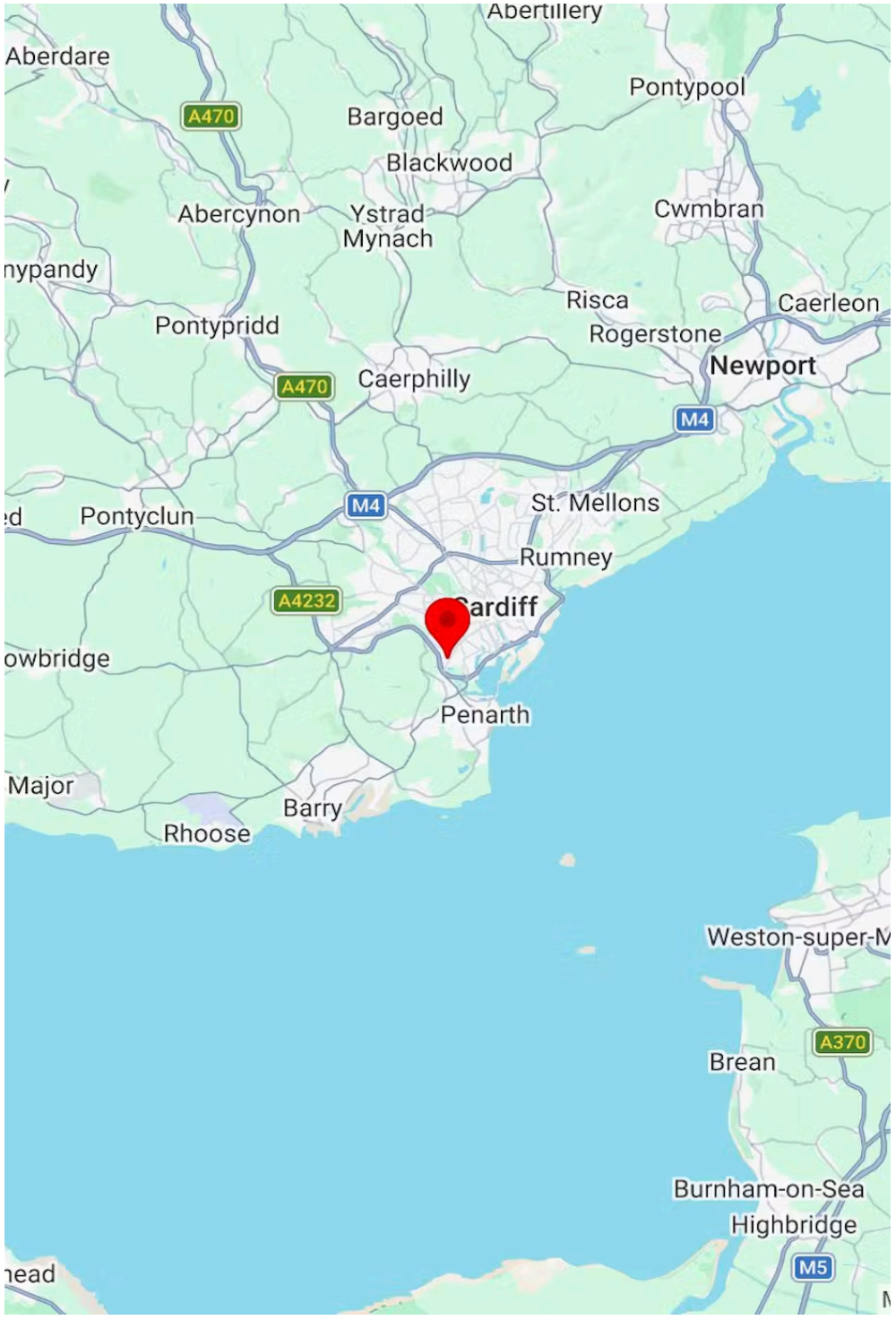
Cardiff	2.4 miles

Cities

Cardiff City Centre	3 miles
Newport	17 miles

Airports

Cardiff Airport	11.8 Miles
Bristol Airport	58.7 Miles



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.

Specification

- EPC: D (93)
- Car Parking
- Lighting Type: LED
- Loading Doors (Surface level): 2
- Kitchen

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
9A	3,537	329
9B	5,299	492
TOTAL	**8,836**	**821**

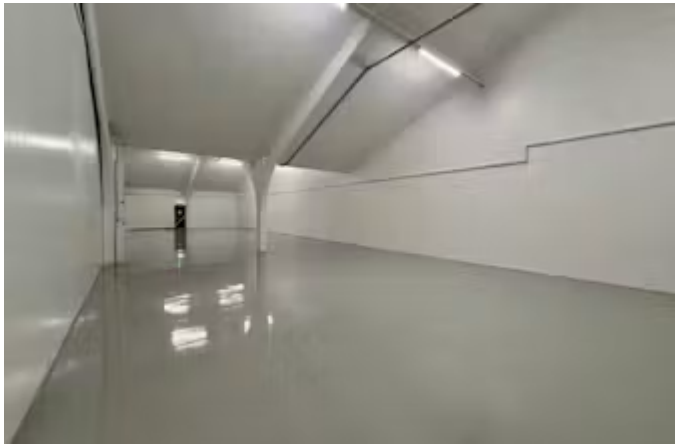


Jenkins Best
jenkinsbest.com

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









Jenkins Best
jenkinsbest.com

Sat Nav. **CF11 8EQ**



Terms

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

Rent

£57,500 per annum plus VAT

Lease Terms

New Lease Term of years to be agreed

Business rates

Rates Payable: To be re-assessed

Service charge

£8,409 per annum plus VAT for budget year ending March 2026

Insurance

£2,757.53 per annum Building insurance premium for year ending December 2025

Legal Costs

Each party to bear their own costs

EPC

D (93)

VAT

Applicable

Availability

Available Immediately

Jenkins Best
jenkinsbest.com

Contact

Henry Best
07738 960012
henry@jenkinsbest.com

Amelia Nicholas
02920 340 033 | 07703 975 677
amelia@jenkinsbest.com

Craig Jones
02920 34 00 33 | 07867 393494
craig@jenkinsbest.com

Tom Rees
02920 340033 | 07557 161491
tom@jenkinsbest.com

Joint Agents

Mr Rhys Price
02920440951 | 07974366099

7 Ty-Nant Court, Morganstown,
Cardiff, CF15 8LW, UK

029 2034 0033
jenkinsbest.com

Jenkins Best
jenkinsbest.com

Regulated by RICS

Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.
All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

Any intended purchaser/lessor must satisty itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The vendor/lessor does not make or give and neither Jenkins Best nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.

All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement
In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.

07/10/2026