



Unit 18C1, Freemans Parc, Penarth Road, Cardiff, CF11 8EQ

Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	5,402 sq ft / 501.86 sq m
Rent	£35,113 per annum plus VAT
Service Charge	£4,080 per annum plus VAT for budget year ending March 2026
Rates Payable	£9,663.50 per annum based on 2023 Valuation
Rateable Value	£19,250
EPC Rating	EPC exempt - EPC has been commissioned, will be available in January 2024

Key Points

- Prime trade / industrial / out of town retail location
- Mid-terrace light industrial / trade / warehouse unit
- Minimum eaves height 4.5 metres
- Occupiers in close proximity include Screwfix, Costa, J&S Accessories
- Single level loading door (width 4.35m x height 4.95m)
- Maximum eaves height 5.8 metres

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VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£1,686 per annum Building insurance premium for year ending December 2025
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Unit 18C1 Freemans Parc is situated on the popular trade/retail and industrial estate located on Penarth Road. The mid-terrace unit is of portal frame construction and benefits from a single level loading door and separate pedestrian door.

Location

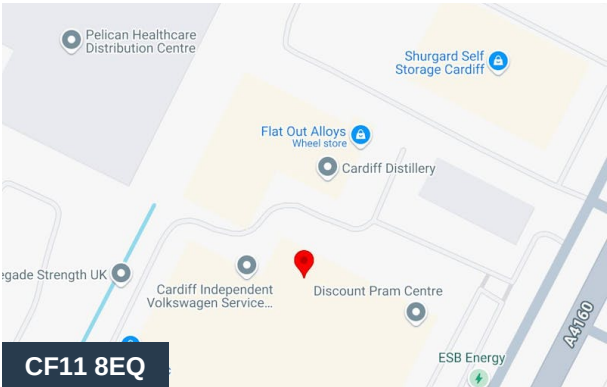
Freemans Parc is situated adjacent to Penarth Road on the Western side of Cardiff. Penarth Road is a prime trade / retail location and is one of the main arterial routes with excellent road connectivity to the city centre and to Cardiff Bay and M4 (J33) via the PDR A4232. Freemans Parc benefits from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

Specification

The Unit is to be refurbished to include LED lighting.

Terms

Unit 18C1 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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