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Industrial

4,446 sq ft (413.05 sq m)



TO LET

Unit 19A, Freemans Parc, Cardiff, CF11 8EQ

Industrial / Warehouse To Let

- Prime trade / industrial / out of town retail location
- Occupiers in close proximity include Screwfix, Costa, J&S Accessories
- End of terrace light industrial / trade / warehouse unit
- 3 No. level loading doors
- Large self-contained yard / compound





Size

4,446 sq ft (413.05 sq m)

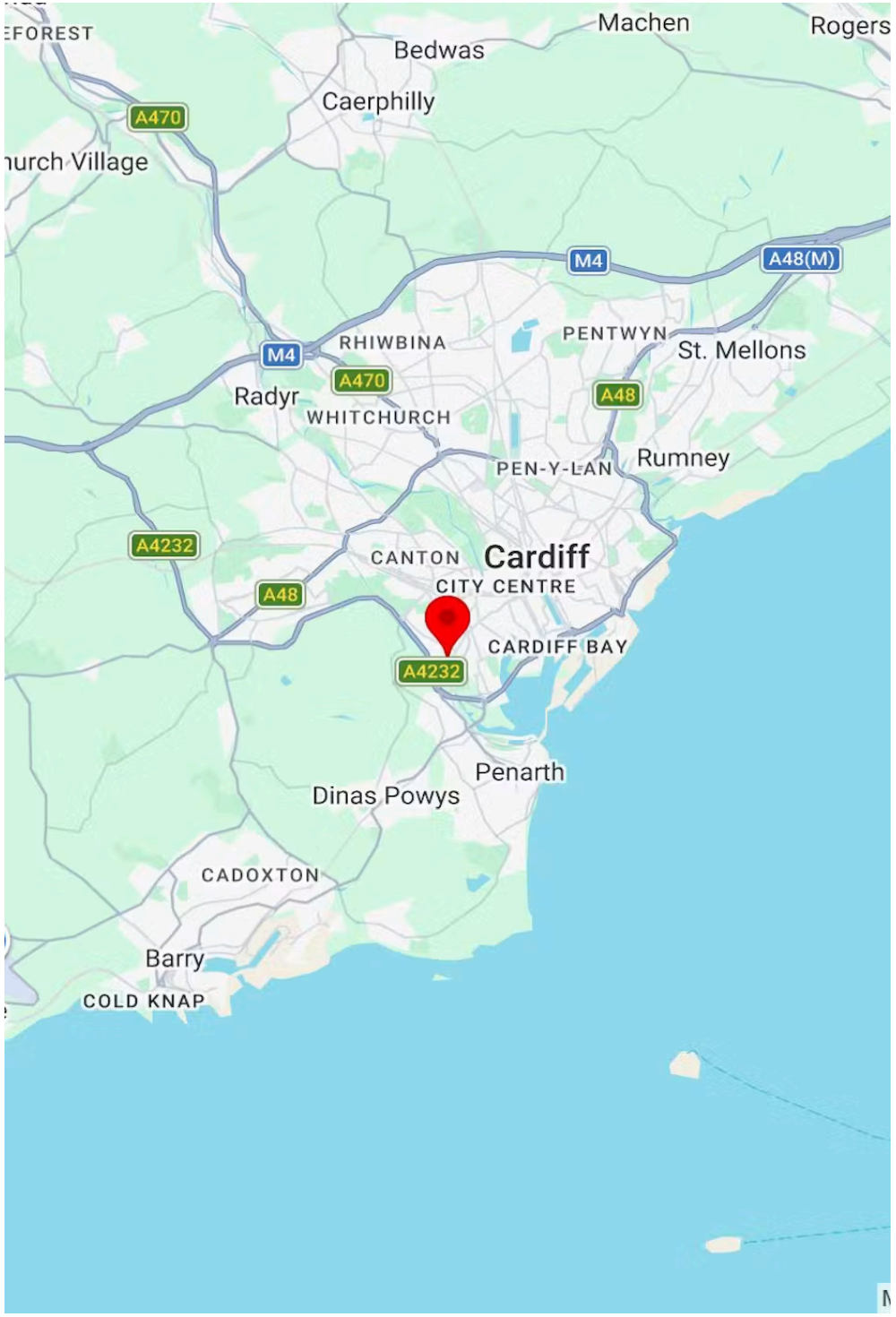
Rent

£42,237 per annum plus VAT

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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.



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Description

Unit 19A Freemans Parc is situated on the popular trade/retail and industrial estate located on Penarth Road. The end of terrace unit is of portal frame construction and benefits from 3 level loading doors. There is a large yard / fenced and gated compound at the front of the unit providing a secure self-contained site.

Specification



EPC: EPC exempt - EPC has been commissioned, will be available in less than 28 days

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Terms

Unit 19A is available to let on new Full Repairing and Insuring lease for a term of years to be agreed.

Rent

£42,237 per annum plus VAT

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £28,500
Rates Payable: £14,307 per annum based on 2023 Valuation

Service charge

£3,358 per annum plus VAT for budget year ending March 2026

Insurance

£1,388 per annum Building insurance premium for year ending December 2025

Legal Costs

Each party to bear their own costs

EPC

EPC exempt - EPC has been commissioned, will be available in less than 28 days

VAT

Applicable

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Availability

Available Immediately

Contact

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Regulated by RICS

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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