



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

Unit 9B Freemans Parc - Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	5,299 sq ft / 492.29 sq m
Rent	£39,750 per annum plus VAT
Service Charge	£5,034 per annum plus VAT for budget year ending March 2026
Rates Payable	£9,287 per annum based on 2026 Valuation
Rateable Value	£18,500
EPC Rating	D (93)

Key Points

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

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Rateable Value	£18,500
Service Charge	£5,034 per annum plus VAT for budget year ending March 2026
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£1,653.71 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

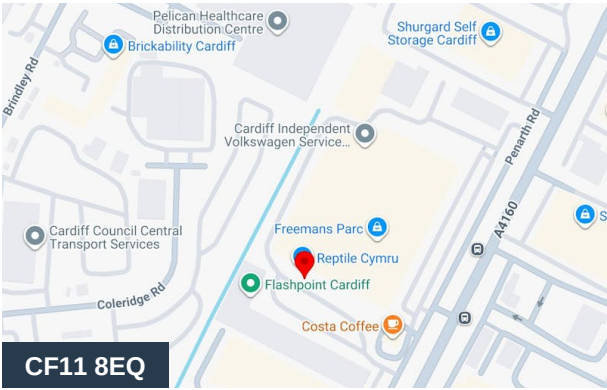
Freemans Parc is situated adjacent to Penarth Road on the Western side of Cardiff. Penarth Road is a prime trade / retail location and is one of the main arterial routes with excellent road connectivity to the city centre and to Cardiff Bay and M4 (J33) via the PDR A4232. Freemans Parc benefits from 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.

Accommodation

Name	sq ft	sq m	Availability
Unit - 9B	5,299	492.29	Available
Total	5,299	492.29	

Terms

Unit 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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