Jenkins Best

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Industrial

1,742 sq ft (161.84 sq m)



TO LET

Unit 23, Freemans Parc, Cardiff, CF11 8EQ

Trade/Industrial To Let at prime Cardiff trade and retail location on Penarth Road

- Prime trade / industrial / out of town retail location
- Costa Coffee and EV charging station located on site
- Mid-terrace light industrial / trade / warehouse unit
- Minimum eaves height 2.82 metres, maximum eaves height 6.70 metres
- Single level loading door width 3.25 metres, height 3.4 metres
- Available by way of a new full repairing and insuring Lease
- Unit currently qualifies for an element of small business rates relief (circa 33.3%)





Size

1,742 sq ft (161.84 sq m)

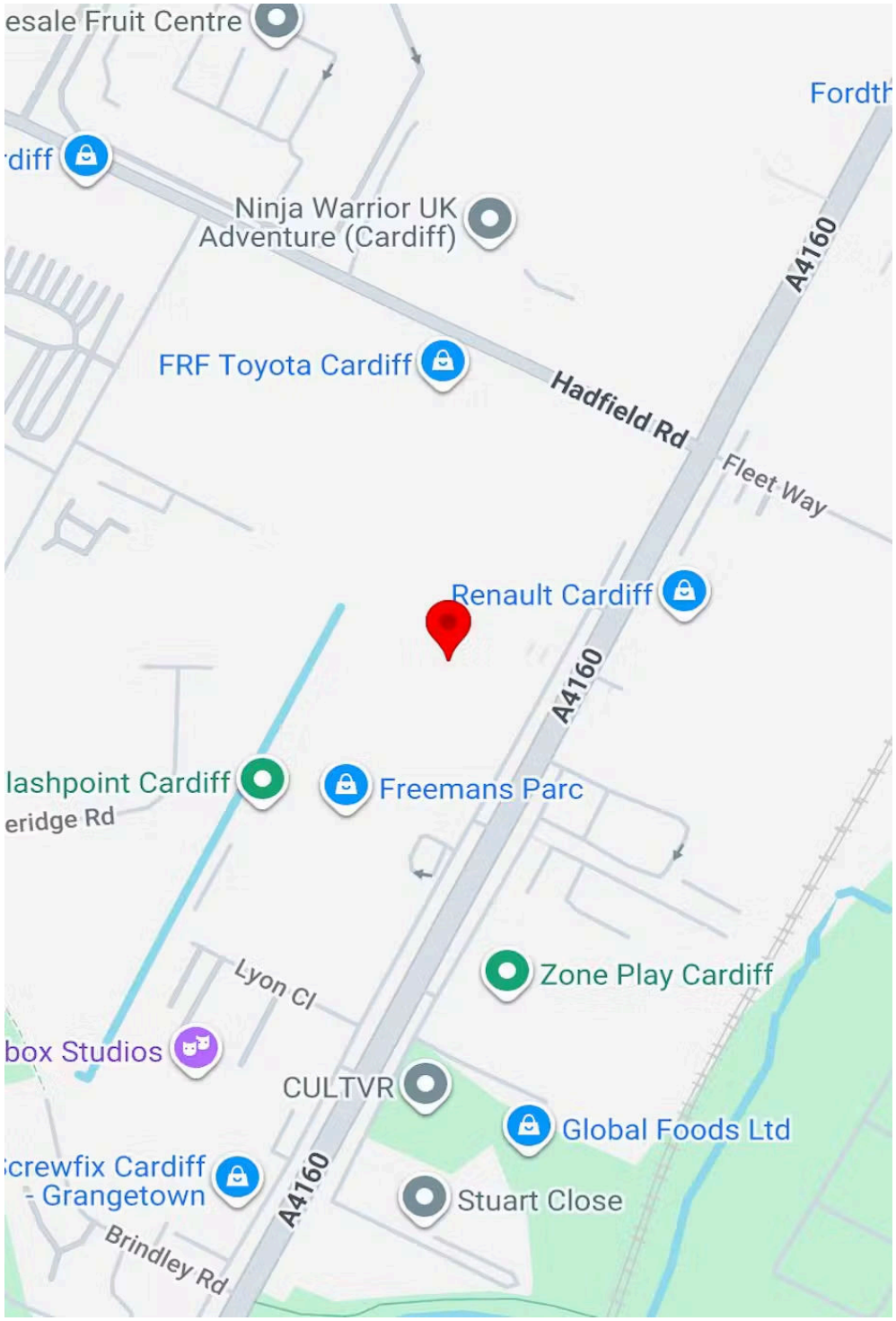
Rent

£17,420 per annum plus VAT.

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Location

Prime trade / retail location on the Western side of Cardiff - Penarth Road 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, Kia, Ford, BMW and Honda.



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Description

Trade/warehouse units on established trade, retail and distribution Park. Occupiers include Costa (Drive-thru), Flashpoint, Hancocks Cash & Carry, J&S Motorcycle Accessories. The unit is adjacent to independent ski equipment and apparel retailer Naski and is in close proximity to the Park's EV charging station.

- Mid-terrace light industrial / trade / warehouse units
- Minimum eaves height 2.82 metres, maximum eaves height 6.70 metres
- Single level loading door width 3.25 metres, height 3.4 metres
- LED lighting

Specification

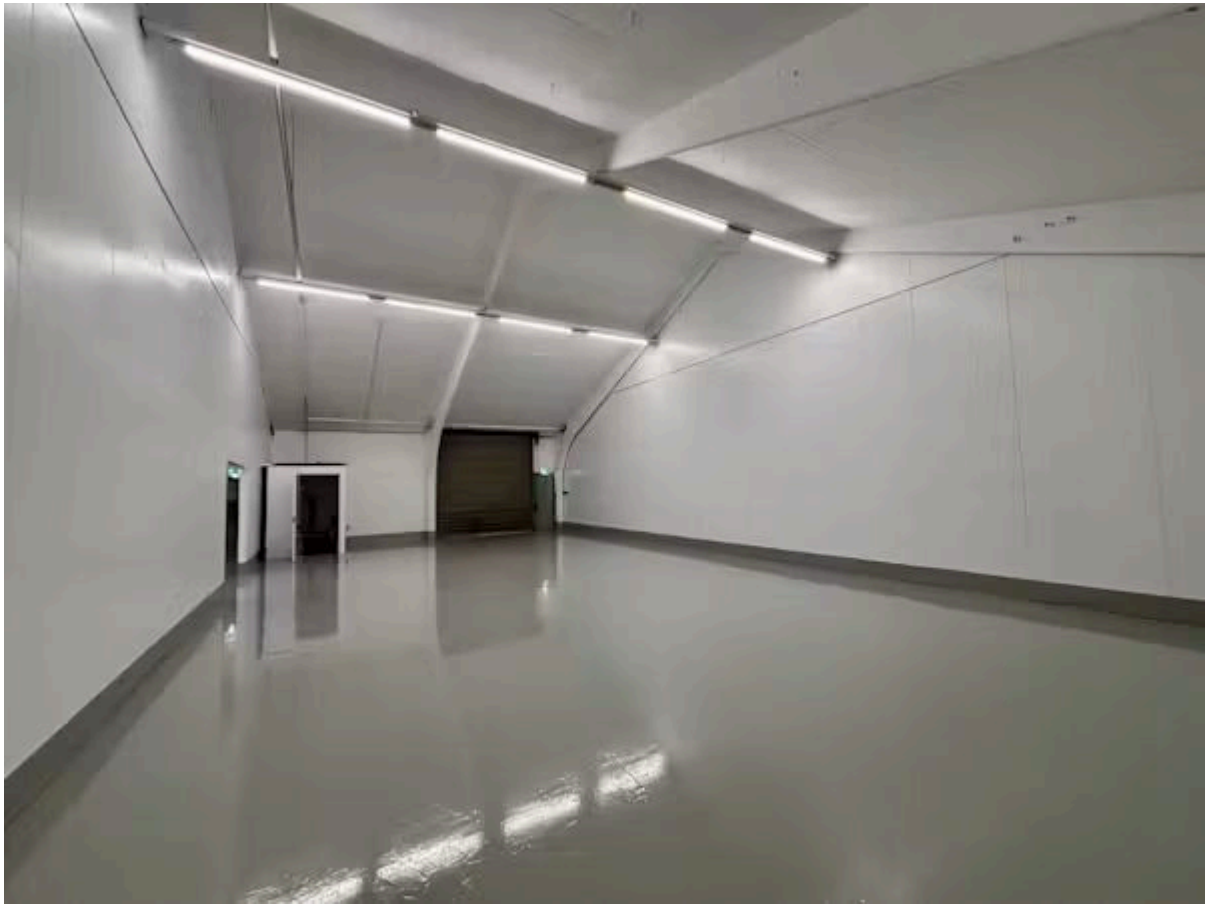
EPC

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



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Cardiff, CF11 8EQ









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Terms

Unit 23 is available to let on new Full Repairing and Insuring terms to be agreed.

Rent

£17,420 per annum plus VAT.

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £12,250
Rates Payable: £6,149.50 per annum 2026 Valuation

Service charge

£1,654 per annum Budget for year ending June 2026

Insurance

£538 per annum Building insurance premium for year ending December 2024

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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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.

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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