



TO LET

Compound B St. Catherines Park,
Cardiff, **CF24 2RZ**

Well located open storage compound - fenced with double gates and concrete surface area

- Prime trade location / estate
- Existing occupiers include Plumbase, Roofbase, Sunbelt, Boels Rental
- Palisade fencing
- Double gates
- Concrete surface area



Size

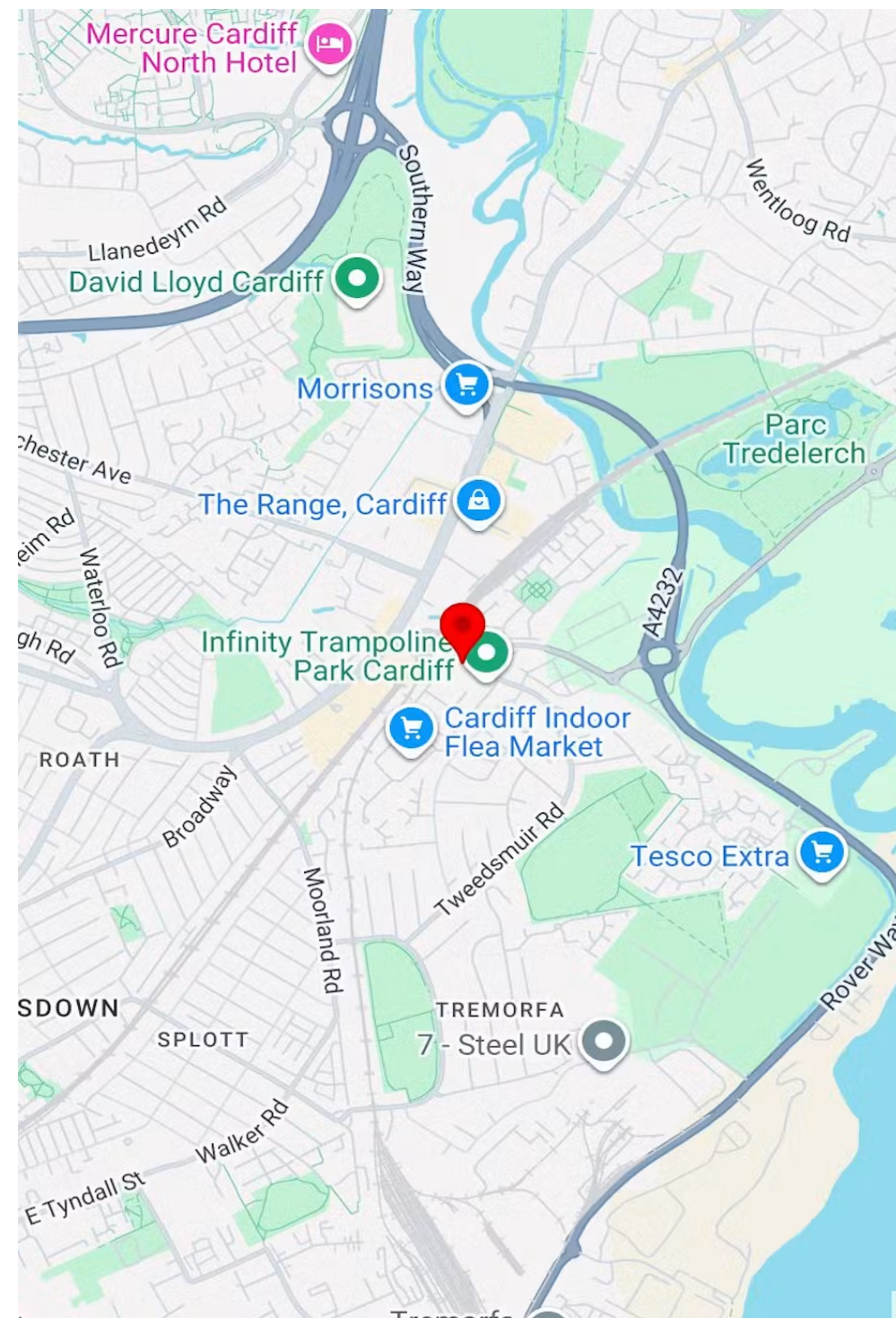
0.18 Acres (0.07 Hectares)

Rent

£15,000 per annum

Location

St Catherine's Park is an established trade/ industrial estate is located off Newport Road which is one the main arterial routes and the prime out of town retail location serving the East of Cardiff. Motorway access is within 1 mile of Eastern Avenue (A48) via Southern Way which provides access to the M4 motorway (junction 28 & 29).



Description

Well located open storage site - conveniently located off Newport Road at St Catherine's Park.

- The site is fenced (palisade) and benefits from double gate access. The site has a concrete surface area please note there are no utilities (power and water) connected to this site.

Specification



EPC: EPC exempt -
No building present

Compound B St. Catherines Park,
Cardiff, **CF24 2RZ**



Viewings

Please contact one of the team at Jenkins Best to arrange a viewing.

Terms

New Lease available - flexible terms available subject to proposed use.

Rent

£15,000 per annum

Lease Terms

New Lease New Lease available for a term of years to be agreed

Business rates

Rates Payable: To be assessed

Service charge

£3,304.04 per annum plus VAT for year ending December 2026

Legal Costs

Each party to bear their own costs

EPC

EPC exempt - No building present

VAT

Applicable

Availability

Available Immediately

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

Kate Maffey

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

029 2034 0033

jenkinsbest.com

**Jenkins
Best**
jenkinsbest.com



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 satisfy 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.