



TO LET

Unit D&E St. Catherines Park,
Cardiff, **CF24 2RZ**

Preliminary Details - Well located warehouse / trade unit with 1 acre yard / external area - To be refurbished

- Prime trade / distribution location
- Existing occupiers include Plumbase, Roofbase, Sunbelt, Pirtek, Boels Rental
- Minimum. eaves height 7.36 metres
- 3 No. level roller shutter doors and scope for additional if required
- LED lighting
- Circa 1 acre yard / circulation and loading area
- Unit subject to refurbishment



Size

37,688 sq ft (3,501.33 sq m)

Rent

Rent on application

Location

St Catherine's Park is an established mixed use 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.

The site is approximately 2 miles east of the City centre.

Motorway access is within 1 mile of Eastern Avenue (A48) via Southern Way which provides access to the M4 motorway (junction 28 & 29).

Existing occupiers include Plumbase, Roofbase, Sunbelt, Pirtek, Boels Rental

Connectivity

Road

J32 M4	6.7 miles
J29 M4	4.6 miles
A48	1 mile



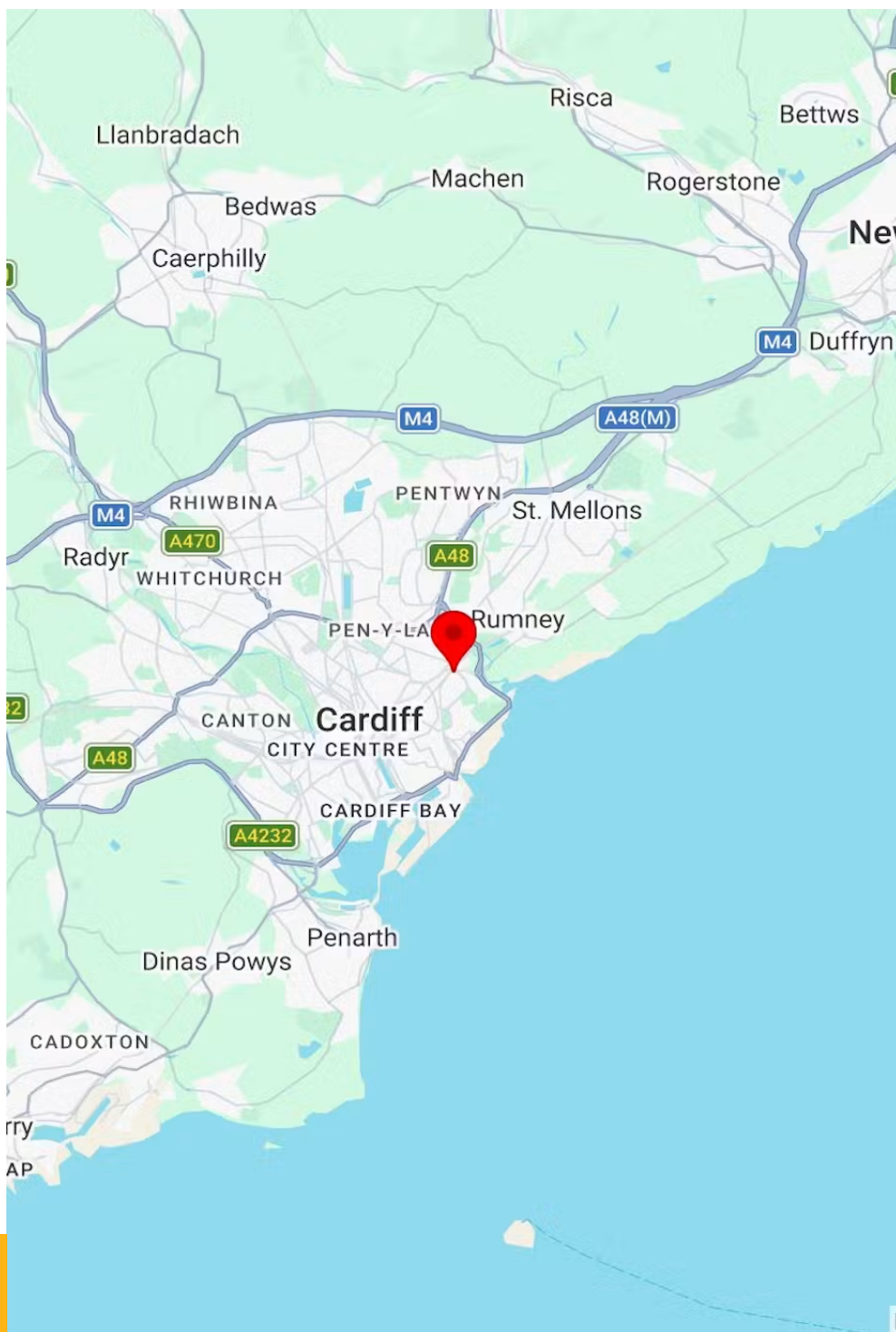
Train Stations

Cardiff Central	3.9 miles
Cardiff Queen Street	2.4 miles



Cities

Cardiff City Centre	2 miles
Newport	12 miles



Description

Well located trade unit / warehouse unit with 1 acre yard / external area.

Prime commercial location off Newport Road on the eastern side of Cardiff.

- Minimum. eaves height 7.36 metres
- 3 No. level roller shutter doors and scope for additional if required
- LED Lighting
- Circa 1 acre yard / circulation and loading area
- Unit subject to refurbishment

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
D & E	37,688	3,501
TOTAL	37,688	3,501

The accommodation comprises the following areas:

Specification



EPC: B (47)



Loading Doors
(Surface level): 3



Car Parking

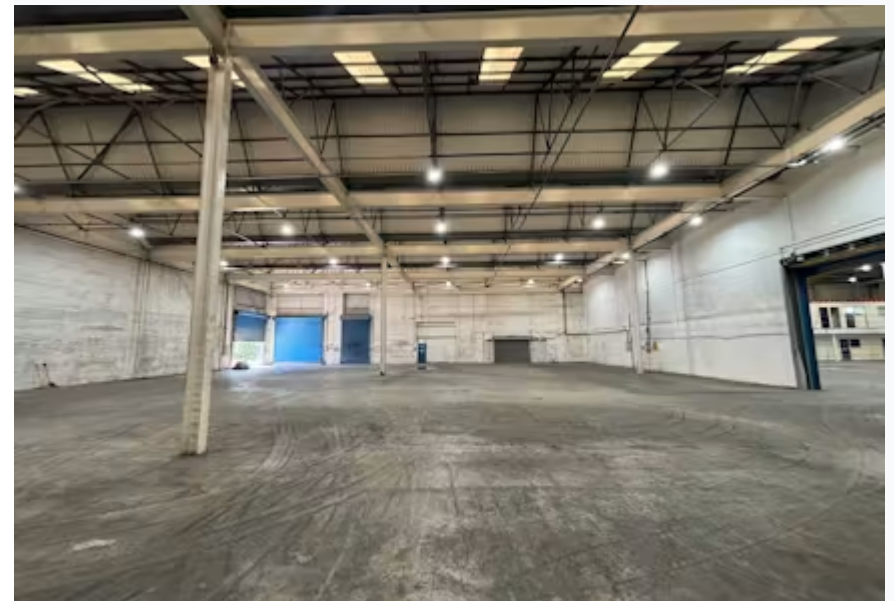


Secure yard



Minimum clear internal
height (m): 7.36

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Cardiff, **CF24 2RZ**





Viewings

Please contact one of the team at Jenkins Best

Terms

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

Rent

Rent on application

Lease Terms

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

Business rates

Rateable Value: £179,000

Rates Payable: £92,185 per annum based on April 2026 Valuation

Insurance

£229.81 per annum Annual building insurance premium to be confirmed

Legal Costs

Each party to bear their own costs

EPC

B (47)

VAT

Applicable

Availability

Available Immediately

Contact

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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.

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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.