



TO LET

Unit 1 St. Catherines Park,
Cardiff, **CF24 2RZ**

Refurbished trade / Warehouse unit - Virtual Tour Available

- Prime trade location / estate
- Existing occupiers include Plumbase, Roofbase, Sunbelt, Pirtek, Boels Rental
- End of terrace unit -adjacent to Sunbelt
- LED lighting
- Minimum eaves height 4.9 metres
- Single level electric roller shutter door, width 3.6 metres, height 3.5 metres
- Generous parking and forecourt areas throughout estate
- 12 Car parking spaces to side of unit
- Virtual tour available



Size

2,270 sq ft (210.89 sq m)

Rent

£22,700 per annum

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 / warehouse unit recently refurbished to include LED lighting throughout and an electric roller shutter door.

The unit has a separate pedestrian entrance a single WC and small office.

Generous parking and forecourt areas throughout estate.

- End terrace unit
- Single level electric roller shutter door
- (width 3.6 metres, height 3.5 metres)
- Minimum eaves height 4.9 metres
- Generous Parking
- LED lighting
- Office & WC

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
1	2,270	211
TOTAL	2,270	211

The accommodation comprises the following areas:

Specification



EPC: C (72)



Car Parking



Loading Doors
(Surface level): 1



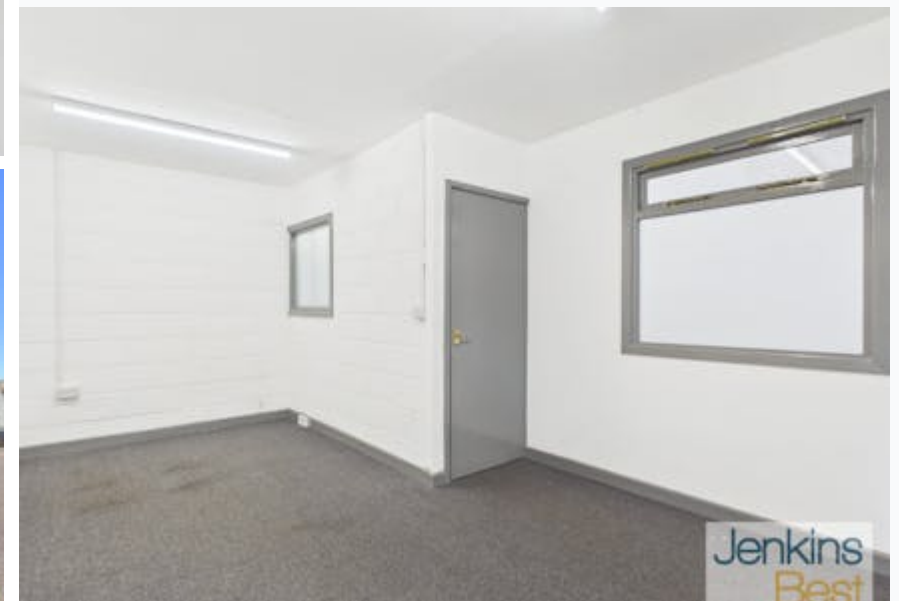
Lighting Type: LED



Minimum clear internal
height (m): 4.9



Unit 1 St. Catherines Park,
Cardiff, CF24 2RZ



Sat Nav. CF24 2RZ



///hurry.keep.luxury



Jenkins
Best

Viewings

Please contact Jenkins Best or our joint agents.

Terms

Unit 1 is available by way of a New Full Repairing and Insuring Lease for a Term to be agreed.

Rent

£22,700 per annum

Lease Terms

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

Business rates

Rateable Value: £11,750

Rates Payable: £6,674 per annum

Service charge

£2,408.24 per annum budget contribution applicable to Unit 1 for the year ending 31/12/2025

Insurance

£229.81 per annum current building insurance premium for Unit 1 for the year ending 31/12/2025

Legal Costs

Each party to bear their own costs

EPC

C (72)

VAT

Applicable

Availability

Available Immediately

Contact

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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.