



TO LET.

**Unit 16a, Freemans Parc, Penarth Road, Cardiff, CF11 8EQ.
Trade Counter / Retail Warehouse.
3,083 sq ft (286.4 sq m).**

Location.

Freemans Parc is a prime trade / retail location on the Western side of Cardiff with direct access onto Penarth Road.

Penarth Road is one of the main arterial routes with excellent road connectivity to the City Centre, Cardiff Bay and the M4 (J33) via the A4232.

Occupiers on the estate include Enterprise Rent-A-Car, Cardiff Gin, and the recently developed Costa Drive Thru.

Unit 16A is located to the rear of the estate.

Description.

Mid terrace light industrial / warehouse unit of steel portal frame construction comprising:

- Open plan warehouse with WC facilities
- Min. eaves height of 2.35m and max. eaves height 6.85m
- Rear access service corridor
- Level access roller shutter door 3.3m (w) x 4.5m (h)
- Excellent car parking provisions

Terms.

The unit is available on a new Full Repairing lease for a term of years to be agreed.

Rent.

£21,600 per annum.

Estate Service Charge.

£1,535 per annum (year ending March 2024).

Please note, the estate service charge relates to costs incurred in maintaining the common areas of the estate.

Building Insurance.

The Landlord ensures the estate under a UK wide policy. The current annual premium is £1,010 per annum.

EPC.

The property has an EPC rating of D (97).

Business Rates.

Rateable Value – £15,250

Rates payable – £8,158.75 (2022/23 multiplier)

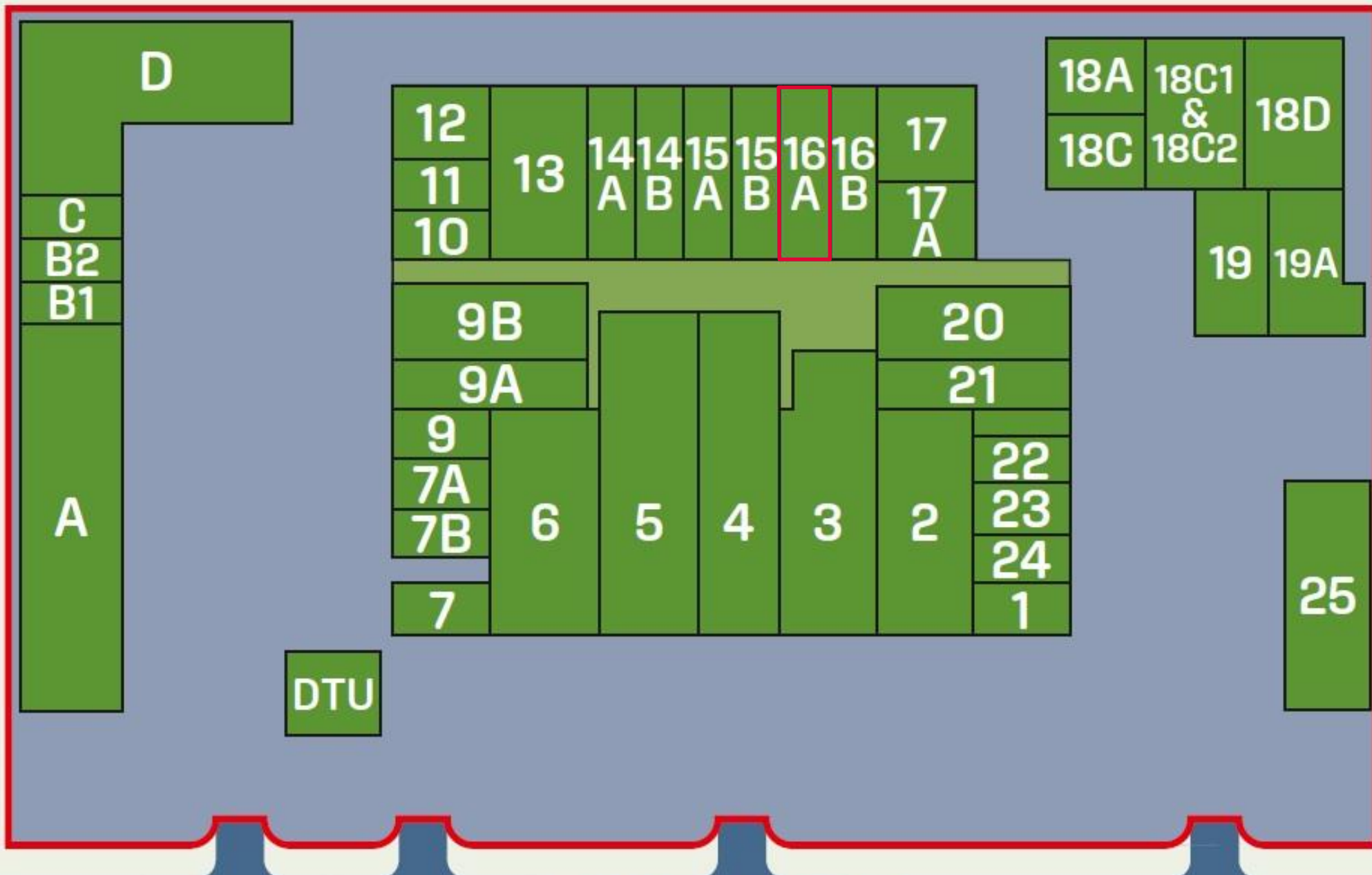
Services.

We understand that water and electricity are connected to the property.

VAT.

VAT is applicable on all costs.





PENARTH ROAD

Unit 18B

Contact.

For further information, or to arrange a viewing, please contact the joint agents.



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July 2023- SUBJECT TO CONTRACT

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Photographs dated July 2023.

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