



TO LET.

**Unit 13, Freemans Parc, Penarth Road, Cardiff, CF11 8EQ.
Trade Counter / Retail Warehouse.
6,093 sq ft (566 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.

Description.

Refurbished mid terrace light industrial/ warehouse unit comprising:

- Min. eaves height of 3m increasing to 7m at the apex
- Roller shutter door 3.1m (w) x 4.5m (h)
- WC facilities
- Good car parking provisions

Terms.

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

Rent.

£42,660 per annum.

Estate Service Charge.

£3,055 per annum (year ending March 2023).

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 building insurance premium is estimated at £2,010 per annum.

EPC.

Information available on request.

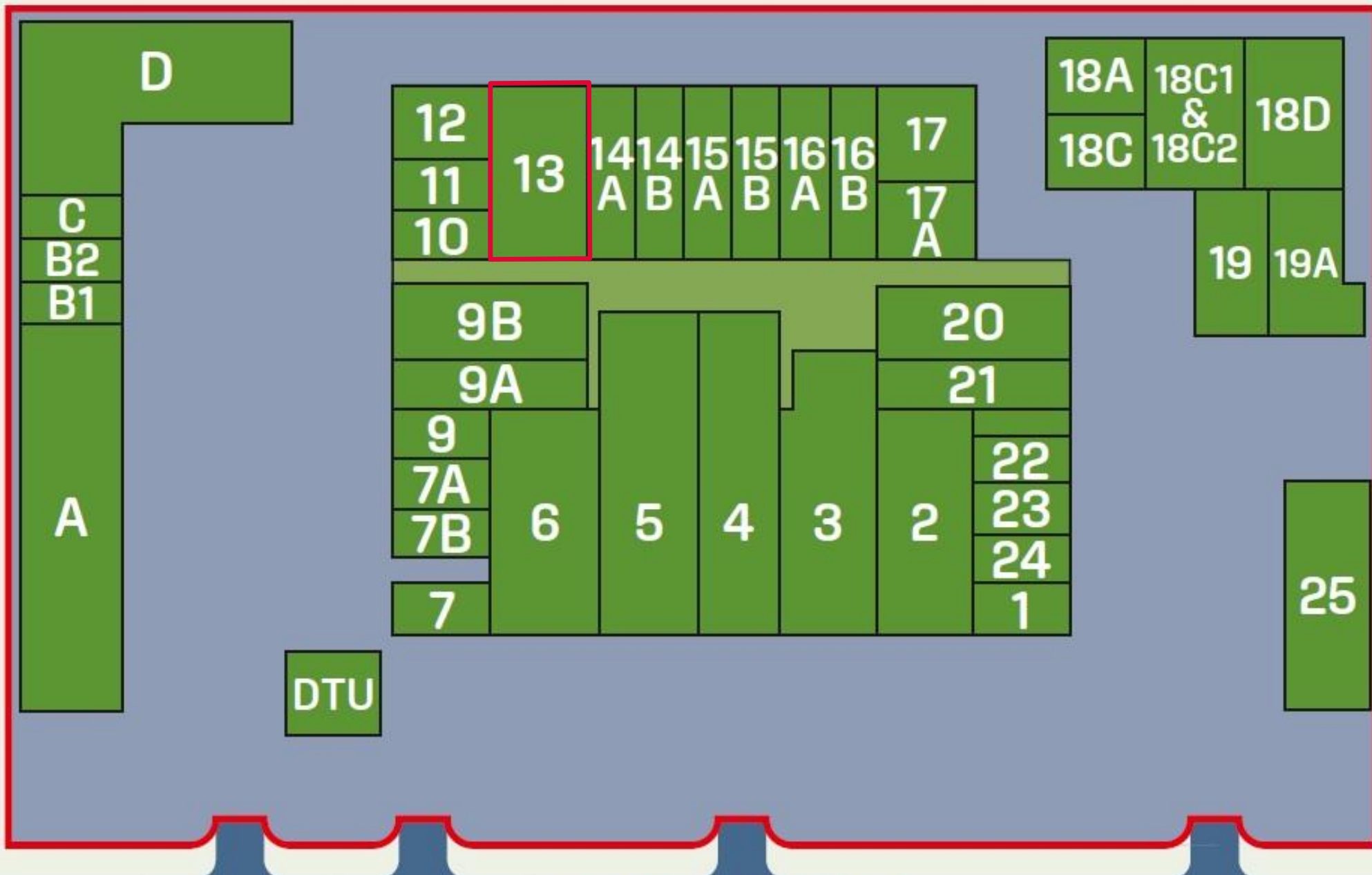
Business Rates.

To be re-assessed.

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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NOVEMBER 2022- SUBJECT TO CONTRACT

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Photographs dated November 2022

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