



Unit 13, Freemans Parc
Penarth Road, Cardiff, CF11 8EQ

**6080 sq ft Industrial in
Cardiff to let**

6,093 sq ft
(566.06 sq m)

- Prime Industrial / trade location
- Mid-terrace light industrial / trade / warehouse unit
- New Costa Drive-thru planned / due to be constructed on site
- Eaves height - Min 3m / Max 7m
- 6,080 sq.ft
- Light Industrial Warehouse

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Summary

Available Size	6,093 sq ft
Rent	£42,660 per annum
Rates Payable	£16,579 per annum
Rateable Value	£29,500
Service Charge	£3,694 per annum Building insurance premium estimated at £2,010 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (82)

Description

Unit 13 Freemans Parc a mid-terraced unit of concrete frame construction with metal clad elevations under a pitched roof. The unit offers open plan warehouse accommodation with a minimum eaves height of 3 metres and maximum eaves of 7 metres.

The warehouse benefits from access via a roller shutter door (width 3.25 metres, height 3.25 metres) and separate pedestrian access. There is an office, kitchenette and WC facilities within the demise. Externally the shared forecourt provides a generous car parking provision.

Location

Freemans Parc is a prime trade / retail location on the Western side of Cardiff. Penarth Road benefits from excellent road connectivity it is one of the main arterial routes in to the City Centre, to Cardiff Bay and the M4 (J33) via the A4232.

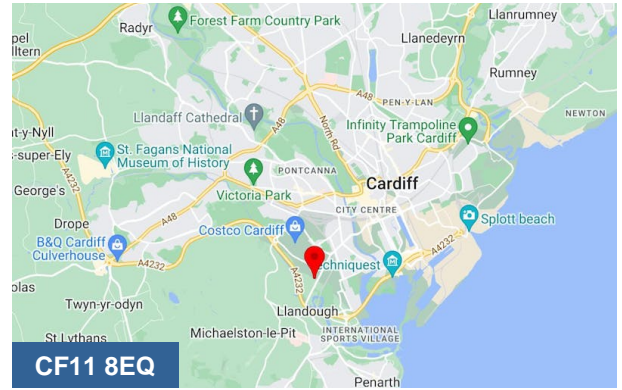
Freemans Parc is prominently located with roadside frontage and direct access from Penarth Road. Occupiers in close proximity include Screwfix, HSS Hire, Honda, and Ford.

Accommodation

Name	sq ft	sq m	Availability
Unit	6,080	564.85	Available
Total	6,080	564.85	

Viewings

Strictly by appointment with sole agents Cooke & Arkwright.



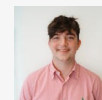
Viewing & Further Information



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