



Unit 16a, Freemans Parc

Penarth Road, Cardiff, CF11 8EQ

Prime Industrial / Trade Industrial Unit in central Cardiff

3,083 sq ft
(286.42 sq m)

- Prime Industrial / trade location
- Mid-terrace light industrial / trade / warehouse unit
- New Costa Drive-thru planned
- Eaves height - Min 2.35m / Max 6.85m
- 3,083 sq.ft
- Light Industrial Warehouse

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Summary

Available Size	3,083 sq ft
Rent	£21,600 per annum
Rates Payable	£9,132.50 per annum Please contact Cardiff County Borough Council for additional information.
Rateable Value	£16,250
Service Charge	£1,825.80 per annum Please note that an Estate Service Charge is applicable for the upkeep of the common areas of the Estate
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (97)

Description

Unit 16a Freemans Parc is 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 2.5 metres and maximum eaves of 6.85 metres.

The warehouse benefits from access via a roller shutter door (width 3.3 metres, height 4.5 metres) and separate pedestrian access. 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

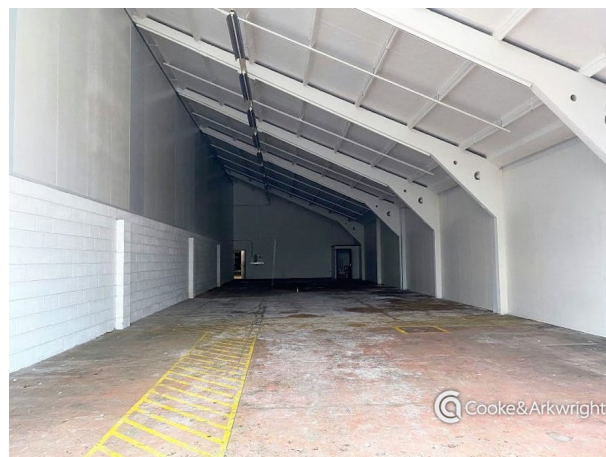
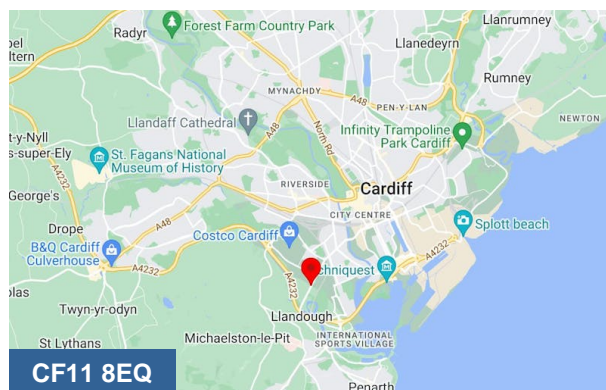
Name	sq ft	sq m	Availability
Unit	3,083	286.42	Available
Total	3,083	286.42	

Insurance

This property has an annual insurance rate of £1010.

Terms

Unit 16a is available to let on new Full Repairing and Insuring Lease, terms to be agreed.



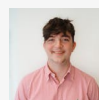
Viewing & Further Information



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