



Unit 4, Freemans Parc Estate

Penarth Road, Cardiff, CF11 8EQ

Prominent Retail warehouse / Trade Counter / Showroom

12,346 sq ft
(1,146.98 sq m)

- Prominent Retail warehouse / Trade Counter
- Prominent unit fronting Penarth Road
- New EV chargers on site
- Immediately Available
- Fully refurbished
- New Costa Drive-Thru on site

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Summary

Available Size	12,346 sq ft
Rent	£111,114 per annum
Rates Payable	£32,100 per annum
Rateable Value	£60,000
Service Charge	£7,489 per sq ft Building Insurance Premium - current premium for Unit 4 = £3,530 per annum
VAT	Applicable. Payable in addition.
Legal Fees	Each party to bear their own costs
Estate Charge	£0.41 per sq ft Please note that an Estate Service Charge is applicable for the upkeep of the common areas of the Estate
EPC Rating	Upon Enquiry

Description

The unit is of portal frame construction with a glazed entrance and the ability for prominent signage. Access for loading is provided via a rear loading door width 3.27 metres, height 3.4 metres.

The unit provides a maximum eaves of 7 metres and minimum eaves height of 2.6 metres.

Occupiers on site include a Costa Drive Thru, Enterprise Rent-A-Car, ROC BLOC, Hancock Cash & Carry.

An excellent customer car parking provision at the front of the unit.

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 into the City Centre, to Cardiff Bay and the M4 (J33) via the A4232.

The Unit 4 is a prominent retail unit commanding a prime location on Penarth Road, Cardiff.

Accommodation

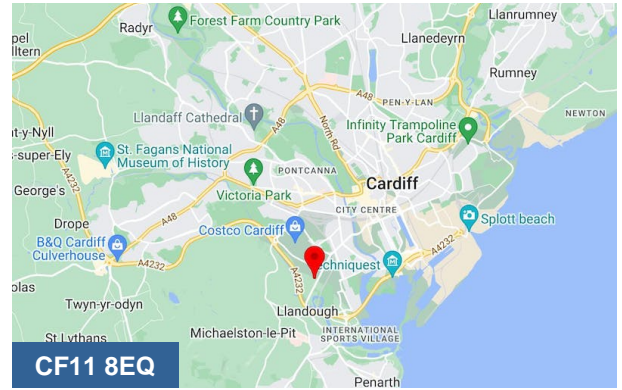
Name	sq ft	sq m	Availability
Unit	12,346	1,146.98	Available
Total	12,346	1,146.98	

Viewings

Strictly by appointment with sole agents Cooke & Arkwright.

Terms

Available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.



Viewing & Further Information



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