



Unit 5A, Freemans Parc

Penarth Road, Cardiff, CF11 8EQ

Prominent Retail warehouse / Trade Counter / Showroom

6,230 sq ft
(578.79 sq m)

- Retail warehouse/ Trade Counter unit
- Prominently placed fronting Penarth Road
- New EV chargers on site
- Immediately available
- Suitable for a range of commercial uses
- New Costa Drive- Thru on site

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Summary

Available Size	6,230 sq ft
Rent	£60,000 per annum
Business Rates	* To be reassessed
Service Charge	£3,753.50 per annum The Landlord insures the building and recovers the premium from the Tenant. The building insurance budget for 2023 is £2294
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

The unit is prominently placed on Penarth Road with a glazed entrance providing an excellent opportunity for an occupier to benefit from highly visible signage onto the main road. The unit is suitable for a range of uses including Tradecounter, retail and leisure subject to planning.

Occupiers on the site include Costa, Enterprise Rent-A-Car and Swanson Mackay

- Welfare block
- Excellent parking provision
- Maximum eaves of 7 metres and minimum eaves height of 2.6
- Available immediately

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

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 5A	6,230	578.79	Available
Total	6,230	578.79	

Viewings

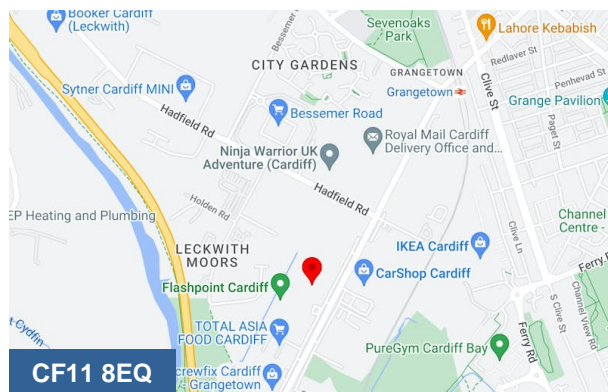
Strictly by appointment with sole agents Cooke & Arkwright.

Terms

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

Building Insurance

Estimated premium for Unit 5A = £2,293 per annum



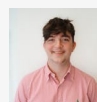
Viewing & Further Information



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