



Unit 10

Freemans Parc, Penarth Road, Cardiff, CF11 8EQ

Well Located Warehouse / Trade Unit in Cardiff

1,759 sq ft
(163.42 sq m)

- Well positioned industrial / trade location in Cardiff
- Minimum eaves height 2.35 metres, maximum eaves 6.85 metres
- Surrounding occupiers include Enterprise, Screwfix and Swanson Mackay.

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Summary

Available Size	1,759 sq ft
Rent	£15,000 per annum VAT payable in addition.
Rates Payable	£5,620 per annum Unit currently qualifies for an element of small business rates relief - Please contact Cardiff County Council for additional information.
Rateable Value	£10,000
Service Charge	£0.60 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	E (120)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 10	1,759	163.42	Available
Total	1,759	163.42	

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.

Description

Unit 10 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 2.35 metres, maximum eaves 6.85 metres.

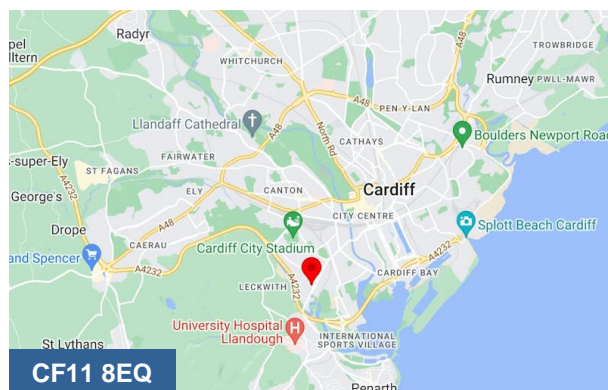
- 1 x roller shutter door (width 3.25 metres, height 3.25 metres)
- 1 x pedestrian access.
- Externally the shared forecourt provides a generous car parking provision.
- Unit qualifies for an element of small business rates relief

Estate Service Charge / Building Insurance

Current Estate Service Charge contribution £1,055 plus VAT. Year ending March 2025. Building insurance - current annual premium £605 Excl. 2024.

Further Information

For additional information or to arrange a viewing please contact the joint agents - Cooke & Arkwright, Knight Frank Jenkins Best.



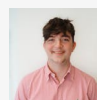
Viewing & Further Information



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