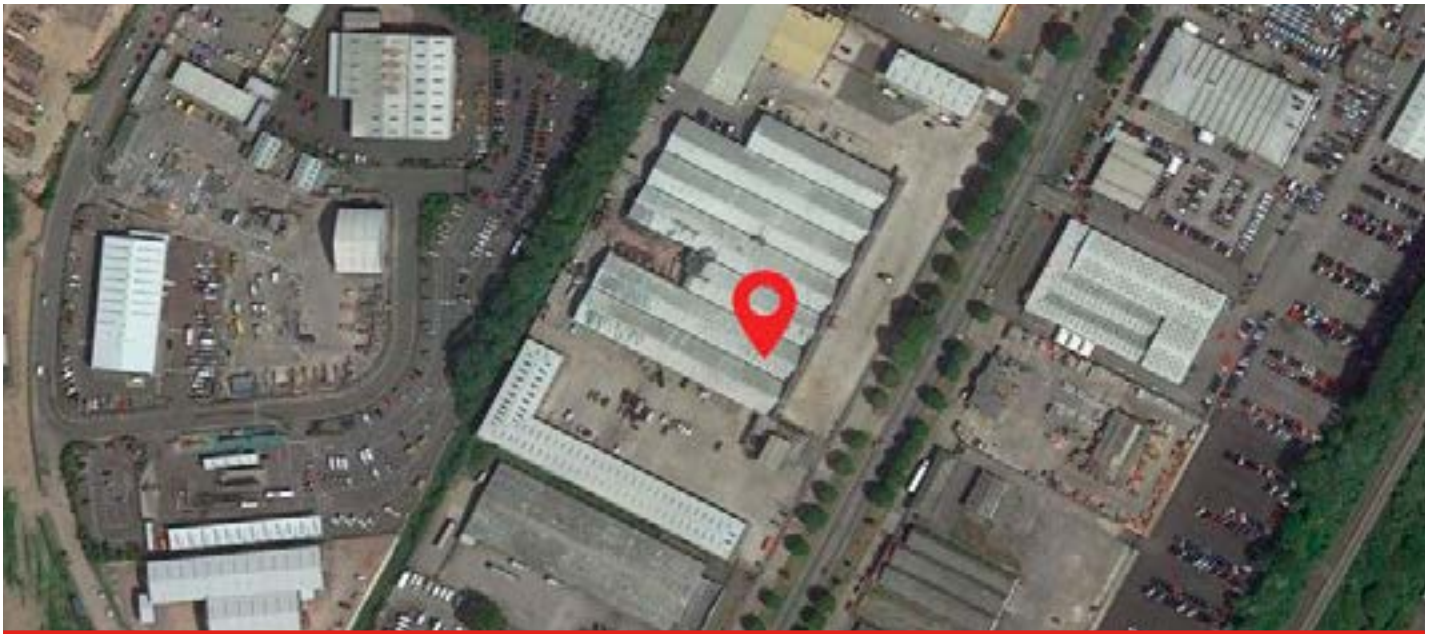


FREEMANS PARC, PENARTH ROAD,
CARDIFF, CF11 8EQ



INDUSTRIAL UNIT
FROM 2,659 SQ.FT TO 12,342 SQ.FT



- Prime trade / retail park location
- Prominent roadside frontage
- Excellent road connectivity

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 routed in to the City Centre, to Cardiff Bay and the M5 (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.

A new Costa Drive-Thru is currently under development.

DESCRIPTION

Unit	SQ.M	SQ.FT	Description
9a	323	3,474	• Prime trade / retail location
9b	486	5,234	• Level roller shutter access
13	565	6,080	• Shared forecourts
16	286	3,083	• Prominently located in cardiff
16a	288	3,100	• Welfare facilities
18d/19	871	9,377	
18c	247	2,659	
2	825	8,882	
3	1,147	12,342	

ACCOMMODATION

UNIT	RENT	EPC	RATEABLE VALUE
9a	£24,325	D 93	TBC
9b	£36,650	D 93	TBC
13	£36,500	D 82	TBC
16	£20,050	D 97	£15,250
16a	£20,150	D 100	£14,750
18d/19	£56,265	D 90	£40,750
18c	£20,000	C 70	£13,250
2	£88,850	D 52	£38,500
3	£123,500	E 112	TBC

EPC Certificates available on request
 Current Business Rates Multiplier 0.535.
 Please contact Cardiff County Council for additional information

TERMS

The units are available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

SERVICE CHARGE

An estate service charge is levied to cover the cost of the maintenance and upkeep of the common parts of the estate. Details available on request.

VAT

VAT is chargeable in addition on all cost.

LEGAL COSTS

Each party to bear their own legal and professional costs.



VIEWING

Strictly by appointment with sole agents:-
 Rhys Price rhys.price@coark.com 029 2034 6374

REF: 102697 – AUGUST 2021

Ben Bolton ben.bolton@coark.com 029 2034 6376

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Regulated by RICS

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