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# TO LET

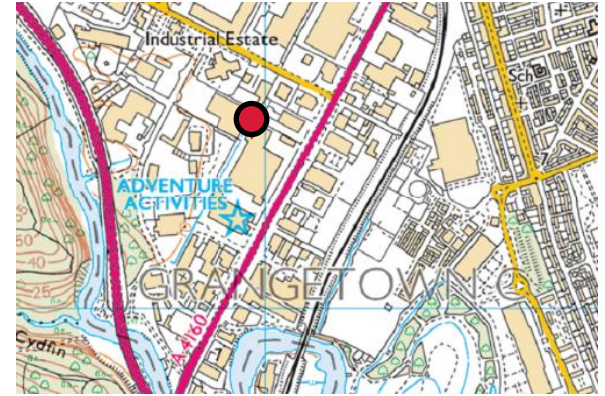


**Unit 18c1, Freemans Parc, Penarth Road, Cardiff CF11 8EQ**  
**Industrial / Warehouse**  
**5,402 sq ft**



## Location

Freemans Parc is situated adjacent to Penarth Road on the Western side of Cardiff. Penarth Road is a prime trade / retail location and is one of the main arterial routes with excellent road connectivity to the city centre and to Cardiff Bay and M4 (J33) via the PDR A4232. Freemans Parc benefits from frontage and direct access from Penarth Road. Occupiers in close proximity include Screwfix, Dreams, SELCO, Costa and Honda.



## Description

Unit 18C1 Freemans Parc is situated on the popular trade/retail and industrial estate located on Penarth Road. The mid-terrace unit is of portal frame construction and benefits from a single level loading door and separate pedestrian door.

- Prime trade / industrial / out of town retail location
- Occupiers in close proximity include Screwfix, Costa, J&S Accessories
- Mid-terrace light industrial / trade / warehouse unit
- Single level loading door (width 4.35m x height 4.95m)
- Minimum eaves height 4.5 metres
- Maximum eaves height 5.8 metres



### **Terms.**

The units are available on a new Full Repairing and Insuring lease for a term of years to be agreed.

### **Rent.**

£35,113 per annum plus VAT.

### **Estate Service Charge.**

£4,080 per annum plus VAT for budget year ending March 2026.

### **Rate Payable.**

£15,736 per annum based on 2023 Valuation.

### **Rateable Value.**

£28,000

### **Building Insurance.**

£1,686 per annum. Building insurance premium for year ending December 2025

### **EPC.**

A copy of the certificate is available upon request.

### **VAT.**

VAT is applicable on all costs.



# Contact



For further information, or to arrange a viewing, please contact:



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## JULY 2025 - SUBJECT TO CONTRACT

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Particulars dated July 2025. Photographs dated July 2025.

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