



TO LET

Unit 1
St Catherine's Park
Pengam Road
Cardiff
CF24 2RZ

Fully refurbished
Trade / Industrial Unit

2,270 sq.ft

Your partners in property



Location

St Catherine's Park is one of Cardiff's prime multi-let trade, industrial and leisure parks. It is located approximately 2 miles to the east of Cardiff City Centre, occupying a prominent position on Pengam Road, offering visibility and access to Newport Road.

The site is strategically placed to provide quick access to Junctions 29 and 30 of the M4 Motorway and is served by excellent public transport links.

Surrounding occupiers include Boels Rental, Plumbase, Frazer, Minster, Roofbase and Marubeni Komatsu.

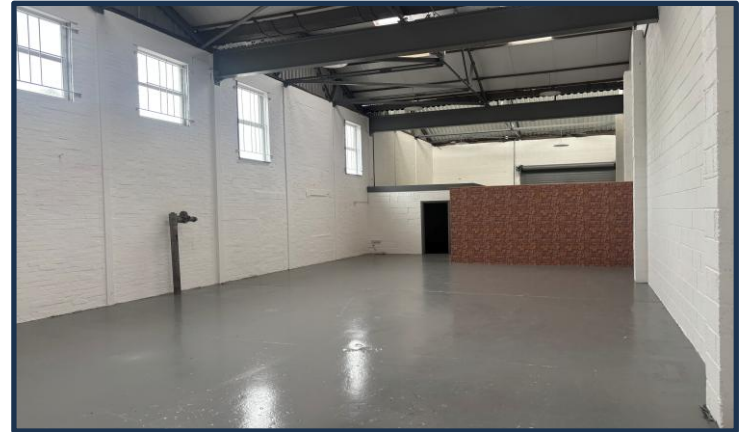
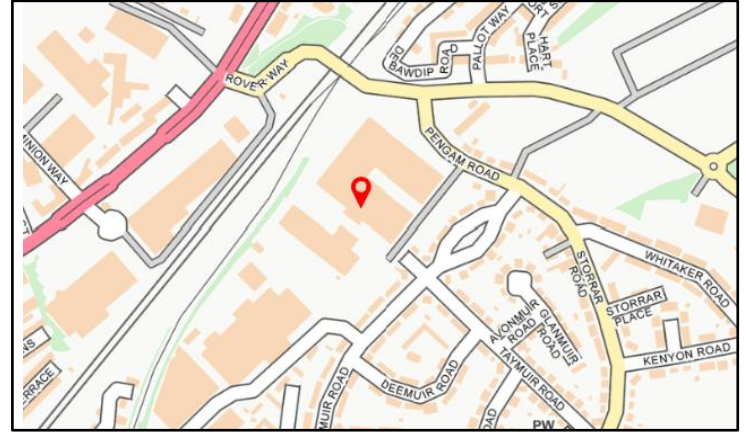
Description

Unit 1 St Catherine's Park has been refurbished and comprises a steel framed building with brick block wall elevations, over-clad with profile steel sheeting to the walls and roof.

Access to the unit is facilitated by a roller shutter door to the front elevation, with a pedestrian door leading to the existing reception and office area which is currently configured to work well for a trade counter.

The unit has been extensively refurbished.

- End terrace unit
- Minimum eaves 5.5m
- Level Loading Door H 3.35m x W 3.5m
- Refurbished throughout
- LED lighting



Rent.

£22,700 per annum

Terms.

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

Estate Service Charge.

£0.57 per sq.ft per annum plus VAT
Budget year ending March 2026.

Building Insurance.

£229.81 per annum.
Building insurance premium for year ending December 2025.

Rates.

Rateable Value: £11,750
Rates Payable: 36,674

EPC.

EPC Rating: C/72

Services

We understand that water and electricity are connected to the property.



VAT

VAT is applicable on all costs.

Legal Costs

Each party to bear their own costs

Contact



For further information, or to arrange a viewing, please contact Knight Frank or joint agents Jenkins Best:



RHYS PRICE

07974 366099

rhys.price@knightfrank.com

KATE MAFFEY

07977 759501

kate.maffey@knightfrank.com

August 2025 - SUBJECT TO CONTRACT

Disclaimer:

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2025. Photographs dated August 2025.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.