

# To Let

Parc Ty Glas, Llanishen  
Cardiff CF14 5DU

SIZES FROM  
5,250 to 15,750 SQ FT



**Cardiff's fastest growing  
trade counter location.**

- Trade counter
- Industrial
- Retail

Opening  
in 2026.



### 📍 Location

The property occupies a prominent position within Stride Park, situated within the wider Cardiff Business Park, which is located within the wider established Cardiff Business Park, a popular commercial location in the north of Cardiff.

It lies approximately 3.5 miles north of the city centre and 3.7 miles southeast of J32 of the M4 Motorway.

Parc Ty Glas Railway Station is within walking distance of the property, with the rail service providing connections to both Cardiff Queen Street and Cardiff Central. The park is well connected to bus routes, with the nearest bus stop on Ty Glas Road, providing easy access to the city centre, as well as the wider suburbs of Cardiff.

### 🏢 Surrounding occupiers

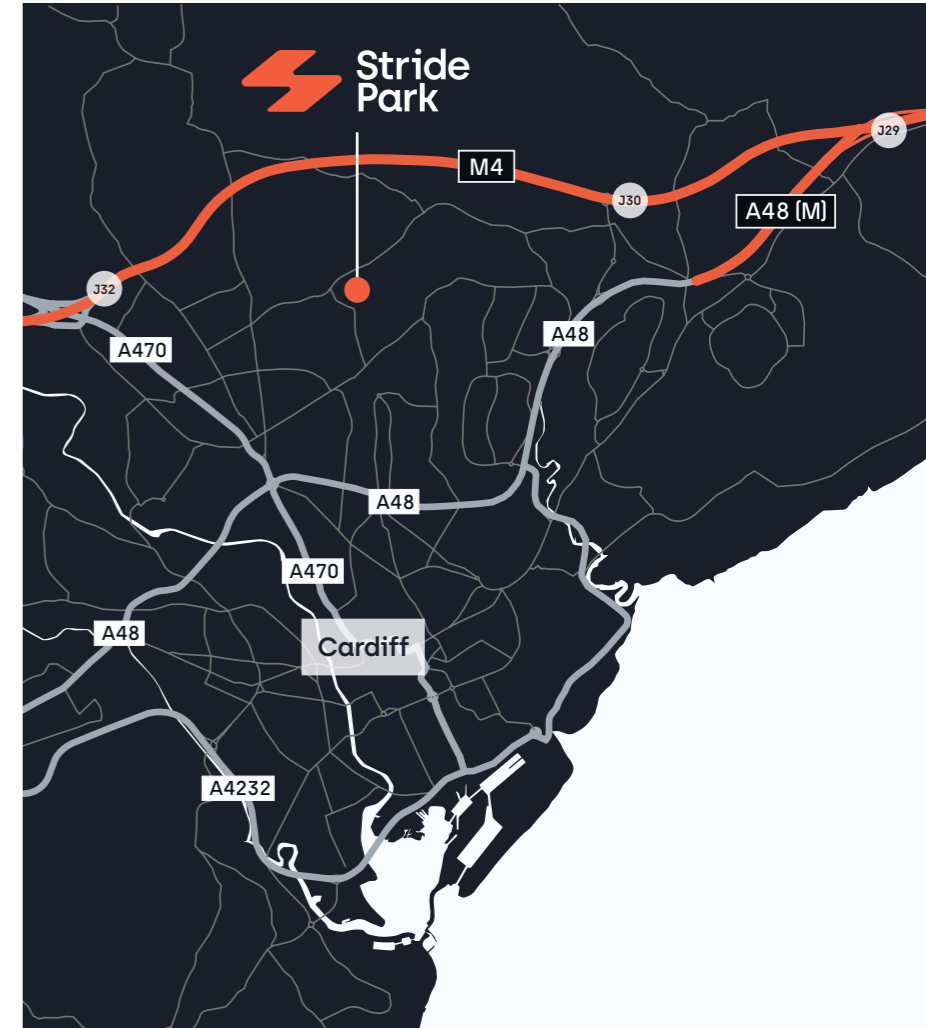
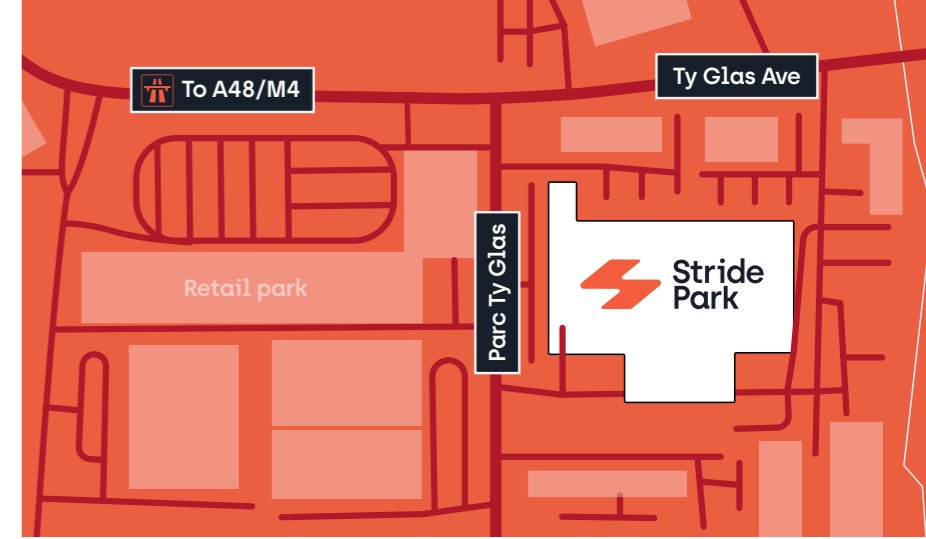
The park houses well-known brands, including Screwfix, Toolstation, Royal Mail, Greggs, and Pelican Healthcare. Areas of Stride Park are being redeveloped, and an exciting leisure offering is in the pipeline.

To the north of the estate lies Llanishen Leisure Centre and the Lifestyle Shopping Park, which includes occupiers such as M&S Simply Food, Boots, HomeSense, and Pets at Home.

Other local amenities in close proximity include a retirement living scheme from McCarthy & Stone and a McDonalds Drive Thru.



	A48: 🚗 10min	City centre: 🚗 17min 🚆 14min
	Ty Glas: 🚶 10min	Retail park: 🚗 3min 🚶 1min





## Stride Park

This terrace of trade counter units are undergoing a full refurbishment and will benefit from:

- New insulated roof
- Insulated cladding
- Level access doors
- Glazed customer entrance
- Toilet facilities
- 5.3m min height
- 3 phase power
- Generous loading / yard area to the front

## Units

The units have the following Gross Internal Area:

UNIT:	488 SQ M	UNIT:	488 SQ M	UNIT:	488 SQ M
<b>01</b>	5,250 SQ FT	<b>02</b>	5,250 SQ FT	<b>03</b>	5,250 SQ FT

Units can be offered individually or combined. Units 1 and 2 have a yard totalling 0.4 acre.



### Use

Trade Counter and Warehouse use. Interested parties are advised to make their own enquiries direct with the Local Authority.

### Energy Performance Certificate

The EPC is currently being re-assessed. A copy of these certificates will be available upon completion.

### Service Charge

A Service Charge, for the upkeep and maintenance of common areas, will be applicable. Further details are available on request.

### **AML**

Any incoming tenant will be required to provide the usual information to satisfy the AntiMoney Laundering requirements when Heads of Terms are agreed.

### Services

The property benefits from all main services including three-phase electricity, water and mains drainage. Interested parties are advised to make their own enquiries.

### Tenure

The units are available by way of a new Full Repairing and Insuring [FRI] lease, for a term of years to be agreed.

### **Rent**

Quoting terms available on request.

### **Rateable Value**

Rateable Value to be assessed.

### **VAT**

VAT will be payable on all costs.



## Important notice

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