



TO LET

RETAIL WAREHOUSE
TO LET

UNIT 1
216 PENARTH ROAD
CARDIFF
CF11 8NN

3,069 SQFT – 285.1 SQM



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28 Windsor Place • Cardiff • CF10 3SG

LOCATION

The property is located on the north side of Penarth Road, a short distance to the west of the junction with Sloper Road. Well known occupiers in the immediate vicinity include Middletons, Halfords, Gilmor Hair & Beauty, Auto Car Dealerships, United Carpets and an extensive range of retail trade and motor sector occupiers.

Penarth Road is an arterial route on the south-west side of Cardiff, with good public transport with Grangetown Railway Station very nearby and bus routes running along the road..

DESCRIPTION

The property is a single storey semi detached retail warehouse with customer parking to the front and rear servicing.

It is of modern construction with steel portal frame, extensive glazing to the front, insulated cladding, etc.

ACCOMMODATION

The unit comprises the following approximate area:-

Area	3,069 sqft	285.1 sqm
Clear Eaves	21ft 8in (approx)	

LEASE TERMS

The property is available on a new lease for a term to be agreed, subject to periodic rent reviews and on effective full repairing and insuring terms.

RENT

£44,000 per annum exclusive.

RATES

Online checks show that the property is assessed for rating purposes as follows:-

Rateable Value (2023) £30,500

Interested parties are advised to verify the above figures with the Local Rating Authority.

EPC

A copy of the Energy Performance Certificate is available on request.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, E J Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

VIEWING

Strictly by appointment through the sole agents, E J Hales, contact:
Simon Watson James • Mobile 07775 910991 • E-mail: simon@ejhales.co.uk

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.



