

TO LET

3,800 SQ. FT. PROMINENT ROADSIDE RETAIL SHOWROOM

029 2037 8921

fletchermorgan.co.uk

28 Park Place, Cardiff CF10 3BA



Fletcher Morgan



Unit 12b, Gripoly Mills, Penarth Road, Cardiff CF11 8AA



Location

The unit is situated with prominent frontage to Sloper Road close to its junction with Penarth Road with daily passing traffic exceeding 14,500 vehicles. Penarth Road is a major arterial route linking Cardiff City Centre with the A4232 which provides easy access to Junction 33 of the M4 and access to the Cardiff Bay area some 2 miles to the south.

Penarth Road is a buoyant and much sought after location and is home to a wide variety of users. Retail warehouse occupiers in the location include Baileys, Dreams, many of the major car dealerships – Honda, Land Rover, Renault, MG and BMW – and numerous trade counter and cash and carry operators.

Description

The property is a purpose-built unit with steel portal frames and a concrete mezzanine floor covering almost half of the unit (available on request). The front of the premises is fully glazed with pedestrian access. Customer car parking is provided at the front and can accommodate upwards of 13 spaces. The unit also benefits from W/C and kitchen facilities to the rear.

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

3,800 sq.ft. | 353 sq.m.

Rates

The Rateable Value of the property is as follows:

2026/27 based on UBR multiplier of £0.502p
Rateable Value = £45,000 | Rates Payable = £22,590

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Tenure

The property is available by way of a new full repairing and insuring lease.

Rent

£38,000 per annum plus VAT

Energy Performance Certificate

B47

VAT

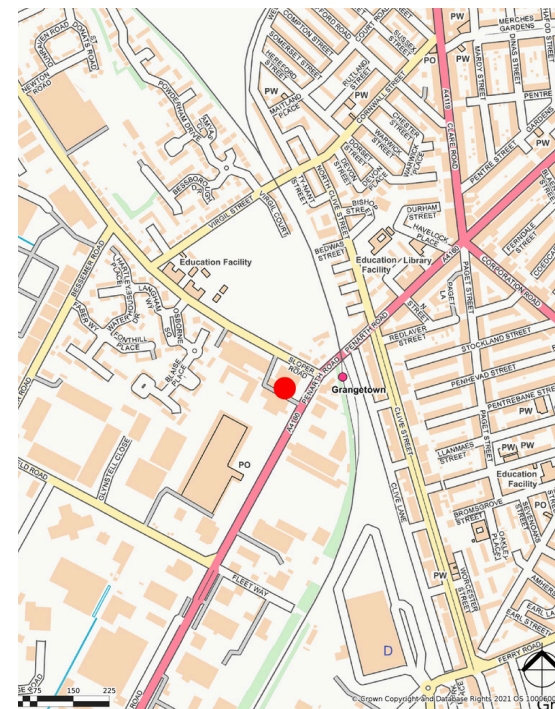
All figures quoted are exclusive of V.A.T. where applicable.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

What3Words

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Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

CONTACT

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