

TO LET

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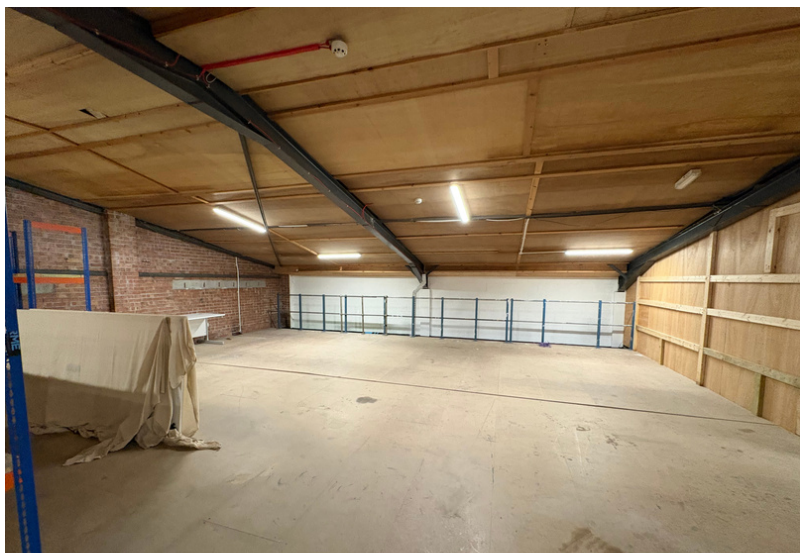
28 Park Place, Cardiff CF10 3BA

5,665 SQ. FT. TWO STOREY INDUSTRIAL/WAREHOUSE UNIT WITH 4 CAR PARKING SPACES

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2 Hedel Road, Leckwith, Cardiff CF11 8DJ





Location

The subject unit is located on Hedel Road, just off Sanatorium Road, within the Leckwith area of Cardiff. The property is in close proximity to Canton, Pontcanna, Victoria Park and Thompson Park, whilst being only 1.5 miles West of Cardiff City Centre.

The surrounding area is predominantly residential with some light industrial and retail uses along with Treganna Primary School. The property is also opposite The Mill, a new Urban Regeneration site providing approximately 800 new homes, a retail and commercial centre together with public amenity space.

The location benefits from good road links to the M4 with Junctions 32 and 33, 3.5 miles to the north and west. There is a regular bus service and Waun Gron Park station is 10 minutes walk.

Description

The two storey mid-terrace warehouse unit provides accommodation on both ground and first floors with part brick and part clad elevations under a pitched roof. The property benefits from:

- Roller shutter entrance into warehouse
- Separate pedestrian access into reception / ground floor offices
- The unit is completely refurbished to include newly fitted offices
- New WC's and kitchenette on both ground and first floor
- Three phase electricity and gas
- Mezzanine storage
- Shower
- EV charger

Accommodation

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

Ground Floor	= 3,205 sq.ft.	 297.71 sq.m.
Mezzanine	= 1,862 sq.ft.	 172.96 sq.m.
First Floor	= 560 sq.ft.	 52.06 sq.m.
TOTAL	= 5,665 sq.ft.	 526.28 sq.m.

Rates

The Rateable Value of the property is as follows:

2026/27 based on UBR multiplier of £0.502p
Rateable Value = £26,500 | Rates Payable = £13,303

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

Tenure

The subject property is available on a Full Repairing and Insuring basis.

Rent

£32,500 per annum exclusive

Parking

The property benefits from 4 car parking spaces.

Energy Performance Certificate

D98

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.

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CONTACT

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RICS

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01/09/2026

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