

# To Let

## **Unit 6 St Catherine's Park , Pengam Road , Cardiff, CF24 2RZ**

1,801 sq ft (167.32 sq m)

- Recently refurbished site with enhanced vehicle circulation
- Generous parking provisions
- Easy access to Cardiff City Centre and Junctions 29 and 30 of the M4
- Established trade, industrial and leisure park location
- Roller shutter door & pedestrian access to each unit



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 convenient 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.

St Catherine's current occupiers include trade, industrial and leisure uses including Boulders Climbing Centre, Infinity Trampoline Park and Cardiff Plumbase.

Description

St Catherine's Park comprises of 20 units ranging in sizes from 1,200 - 17,500 sq ft, offering competitive rates and flexible terms. The park has been enhanced by significant layout modification and recent refurbishment works to provide high specification units with excellent vehicle circulation space.

- Ideal starter unit
- Generous parking provisions
- 1No. roller shutter door
- Minimum Eaves height 4.9m
- Maximum Eaves height 6.2m

Tenure

Units are available leasehold on a new full repairing and insuring terms, for a period to be agreed.

Services

All mains services are available at the properties.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

Accommodation

Floor / Unit	Description	Size	Availability
Unit	6	1,801 sq ft	Available

EPC

This property has been graded as 86(D).

Rent

Available on Request

Business Rates

To be confirmed following re-assessment

Service Charge

£832.32 per annum



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