

# TO LET

85,978 SQ. FT. INDUSTRIAL UNIT ON SITE OF CIRCA 12 ACRES

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25 Park Place, Cardiff CF10 3BA 



**Fletcher  
Morgan**

Heol y Ddraig, Penllergaer Business Park, Swansea SA4 9HL



## Location

The property is located on Penllergaer Business Park on the A48 which is easily accessible from Junction 46 and 47 of the M4 Motorway. There are over 7,000 daily vehicle movements on the A48. EV charging points can be found one mile away at the services at Junction 47.

The surrounding area consists of warehouse, office and residential homes. Notable occupiers include Welsh Government, Persimmon and Cosgrove.

## Description

The property comprises a detached production unit that has been fitted out to suit the current tenant occupational requirements. It benefits from a separate loading area and generous car parking provisions.

The property includes offices and staff amenities and a large loading area to the side elevation which has a mix of level access and dock level loading.

Min eaves is 6m.

## Accommodation

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

<b>Ground Floor Offices/Staff Canteen</b>	<b>18,525 sq.ft.</b>	<b>  1,722 sq.m.</b>
<b>Production/Clean Room</b>	<b>48,709 sq.ft.</b>	<b>  4,525 sq.m.</b>
<b>Production Offices</b>	<b>966 sq.ft.</b>	<b>  90 sq.m.</b>
<b>Plant Room</b>	<b>2,701 sq.ft.</b>	<b>  250 sq.m.</b>
<b>Warehouse</b>	<b>15,077 sq.ft.</b>	<b>  1,400 sq.m.</b>
<b>Total</b>	<b>85,978 sq.ft.</b>	<b>  7,987 sq.m.</b>

The total site is circa 12 acres as per the above plan.

## Rates

The current Rateable Value of the property for the period 2025/26 is based on UBR multiplier of £0.562p. The Rates Payable for 2025/26 are as follows:

**Rateable Value = £307,500**

**Rates Payable = £174,660**

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

## Tenure

The property is available on a new Full Repairing and Insuring lease.

Rent on application.

## 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.

## Energy Performance Certificate


C52

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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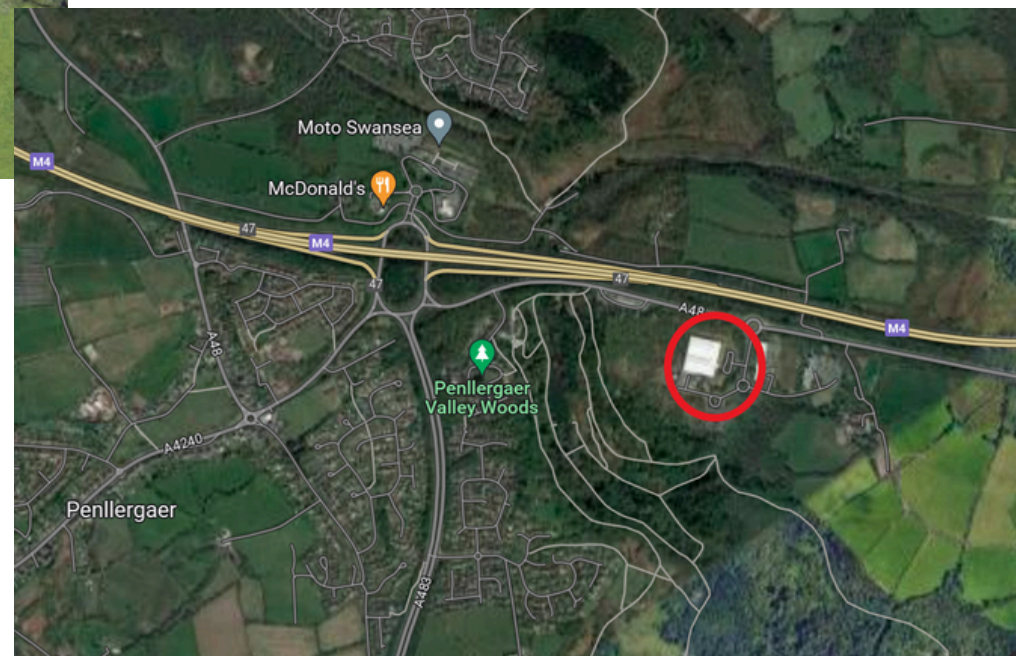
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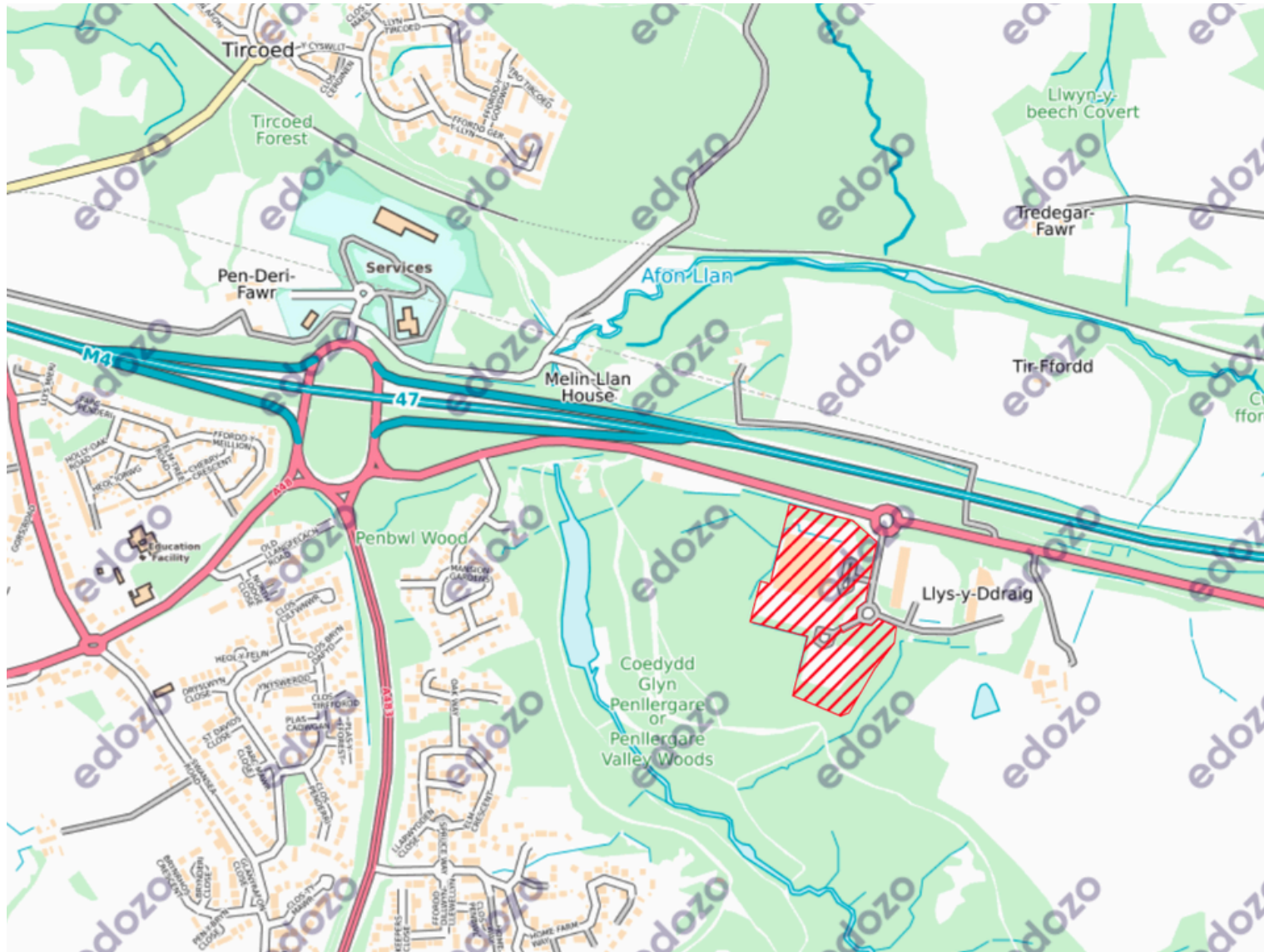
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22/03/2025







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