

# TO LET

Brand New Warehouse/ Light Industrial Unit  
(Suitable for other business uses, subject to appropriate permissions)

210.38 Sq M (2,265 Sq Ft)



Unit 11  
Rear of Gripoly Mills Retail Park (Phase 2),  
Penarth Road  
Cardiff CF11 8NN

Commercial Agency • Professional • Development • Investment • Valuation

**LOCATION**

The unit is situated to the rear of Gripoly Mills Retail Park Phase 1 & 2, and Halfords, at the junction of Penarth Road and Sloper Road.

Penarth Road (A4160) is a major arterial route linking Cardiff City Centre with Cardiff Bay, Penarth, Barry and the M4 Motorway.

The area is an established business & retail location with high profile occupiers closeby including Halfords, Wickes, B&Q and Screwfix. Penarth Road & Hadfield Road is also the main location for car showrooms & sales.

**DESCRIPTION**

The unit comprises ground and first floor accommodation, with toilet and kitchen facilities on the ground floor and stairs leading to the first floor.

The unit is built to a high specification including profiled external cladding, pitched roofs, double glazing, automatic roller shutter door and display entrance.

**ACCOMMODATION**

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area (GIA) basis as follows:

DESCRIPTION	SQ M	SQ FT
Ground Floor	107.36	1,156
First Floor	103.02	1,109
<b>TOTAL AREA</b>	<b>210.38</b>	<b>2,265</b>

The unit may be available on a floor by floor, subject to acceptable terms.

**LEASE TERMS**

The premises are available by way of a new lease on a full repairing and insuring basis for a term of years to be agreed. Further details on application.

**RENT**

Further details on application.

**USE**

The unit is suitable for trade counter/ light industrial use. It could also be fitted out to provide part office/part storage over two floors, subject to appropriate planning permissions and further discussion with the landlord.

**VAT**

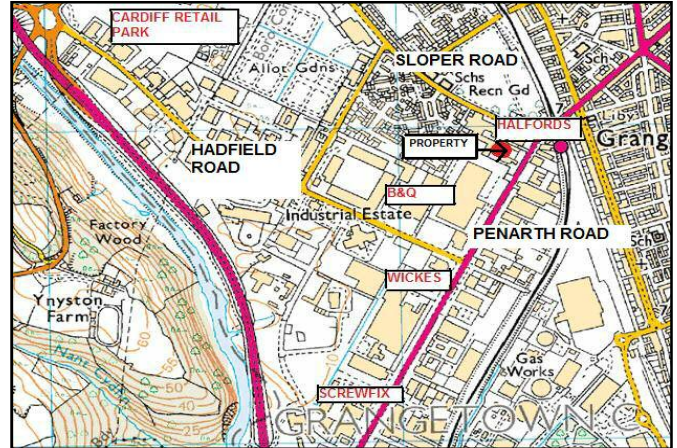
To be confirmed.

**RATES**

Rates to be assessed.

**LEGAL COSTS**

Each party to bear their own legal costs in any transaction.



**VIEWING/FURTHER INFORMATION**

Strictly by appointment with the sole agents.

Please contact:

Will Creedon  
[wcreedon@blackandcreedon.com](mailto:wcreedon@blackandcreedon.com)

Christopher Black  
[cblack@blackandcreedon.com](mailto:cblack@blackandcreedon.com)



029 2049 6890  
[www.blackandcreedon.com](http://www.blackandcreedon.com)

111-112 Bute Street  
 Cardiff Bay  
 Cardiff  
 CF10 5 AD

T: 029 2049 6890  
 F: 029 2021 7872