/INDURENT



Industrial

W6 & W7 | CAPITAL BUSINESS PARK

Capital Point, Parkway, Cardiff, CF3 2PZ

W6 & W7 | 10,015 SQ FT

High quality industrial and office space

Unit W6-W7 offers high quality industrial and office space on Cardiff's premier business park. The unit provides a dedicated pedestrian entrance for customers/staff and parking to the front and rear. The space benefits from purpose built 2 storey office accommodation, WC facilities and kitchenette. The warehouse has a minimum eaves height of 5m, and has 2 level access loading doors.
The unit is situated on an estate that provides 24 hour security and a bus service into Cardiff City Centre. The space is suited to a number of uses including light industrial and manufacturing.

Lease Type	New



Unit Summary

- High Level of Office Accommodation
- LED Lighting
- 24 Hour Access
- Well Maintained Estate
- Car Parking
- WC Facilities

View Virtual Tour

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£77,800.00	£7.77
Rates	£30,720.00	£3.07
Service Charge	£6,714.89	£0.67
Insurance	£2,003.00	£0.20
Total Cost	£125,758.44	£12.56

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

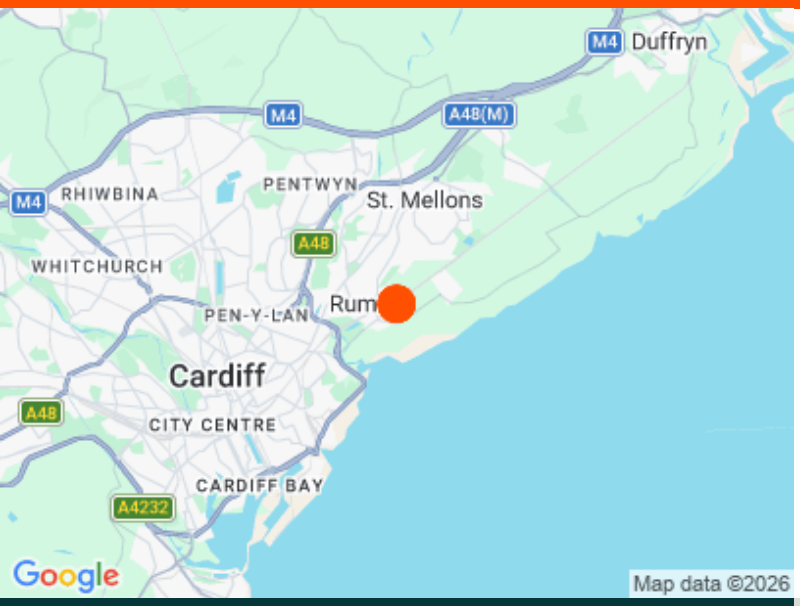
For more info please visit: unit.info/UIP0100610

+44(0) 808 169 7554

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Location

Capital Business Park is located approximately 4 miles east of Cardiff City centre. The estate benefits from excellent road accessibility and is recognised as Cardiff's leading Industrial and Trade location.

Road
M4: 2 miles

Airport
Cardiff Airport: 17 miles

Rail
Cardiff Station: 4 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (52)

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