



Industrial

UNIT X5 | CAPITAL BUSINESS PARK

Capital Point, Parkway, Cardiff, CF3 2PZ

UNIT X5 | 3,897 SQ FT

Industrial Unit coming soon

Unit X5 comprises a high quality end of terrace unit of steel portal frame construction, offering office accommodation and clear open plan warehouse space, with minimum eaves height of 5m. The ground floor office block also features a kitchen unit and disabled WC facility.

Externally the property benefits from generous car parking and loading/circulation space. Located at Cardiff's premier business park with excellent road links. The estates features a security lodge and 24 hour on site presence,

Lease Type

New



Unit Summary

- 3 Phase Power
- Flexible Space
- Premier Industrial Location
- Secure Estate
- Car Parking
- WC Facilities

View Floor Plans

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£29,600.00	£7.60
Rates	£11,340.00	£2.91
Service Charge	£2,612.88	£0.67
Insurance	£779.40	£0.20
Total Cost	£47,647.77	£12.23

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.

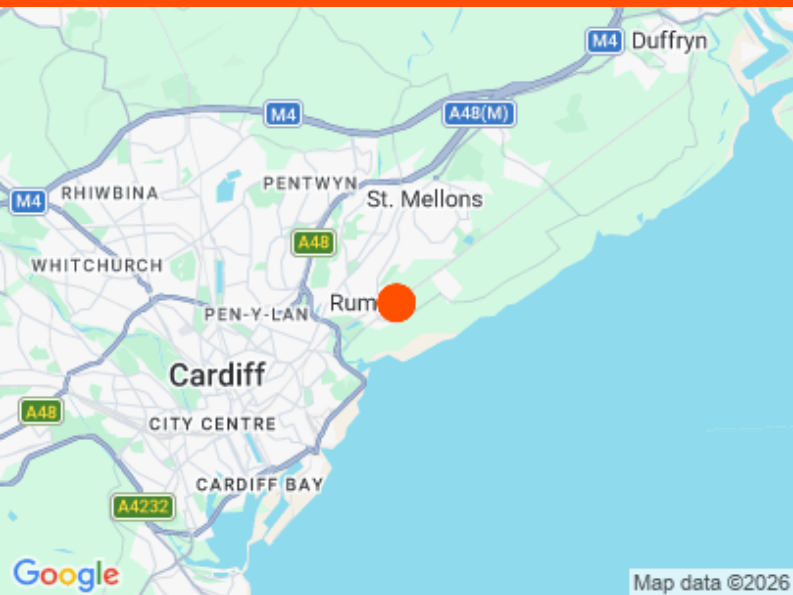
For more info please visit: unit.info/UIP0100613

+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 (75)

Key Contact



Lauren Willingham

Customer Engagement Manager

"Lauren is a Customer Engagement Manager based in the South."



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