/INDURENT



Industrial

UNIT F2 | CAPITAL BUSINESS PARK

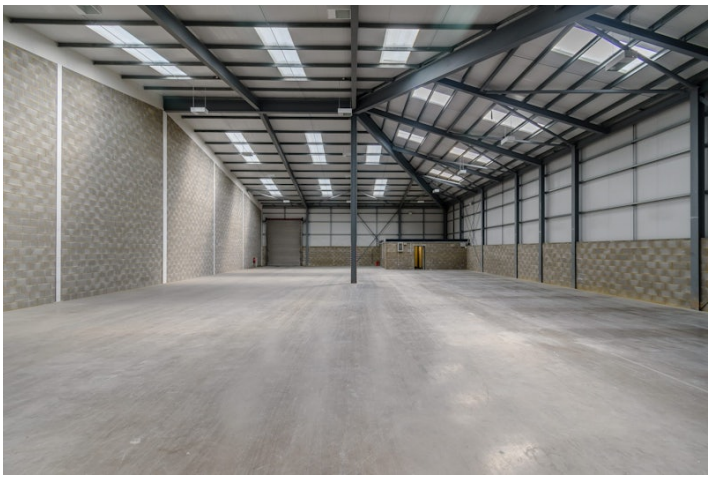
Capital Point, Parkway, Cardiff, CF3 2PZ

UNIT F2 | 7,476 SQ FT

High quality industrial unit with office accomodation

Unit F2 comprises a high quality semi-detached warehouse, of steel portal frame construction. It provides clear warehouse space, with min eaves height of 5.8m and ancillary office and welfare accommodation. The unit is served by a single level access shutter door and a separate pedestrian entrance. Externally there is dedicated car parking and generous loading and circulation space.
The unit is suitable for a number of uses including light industrial, manufacturing, trade counter and storage. Local occupiers include Aldi, Shred-It, National Grid and Cromwell Tools.

Lease Type	New



Unit Summary

- Car Parking
- LED Lighting
- Office Accommodation
- 24 Hour Access
- Circulation Space
- On-Site Security

View Floor Plans | View Virtual Tour

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£53,000.00	£7.09
Rates	£19,224.00	£2.57
Service Charge	£5,375.63	£0.72
Insurance	£1,495.20	£0.20
Total Cost	£84,970.54	£11.37

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.

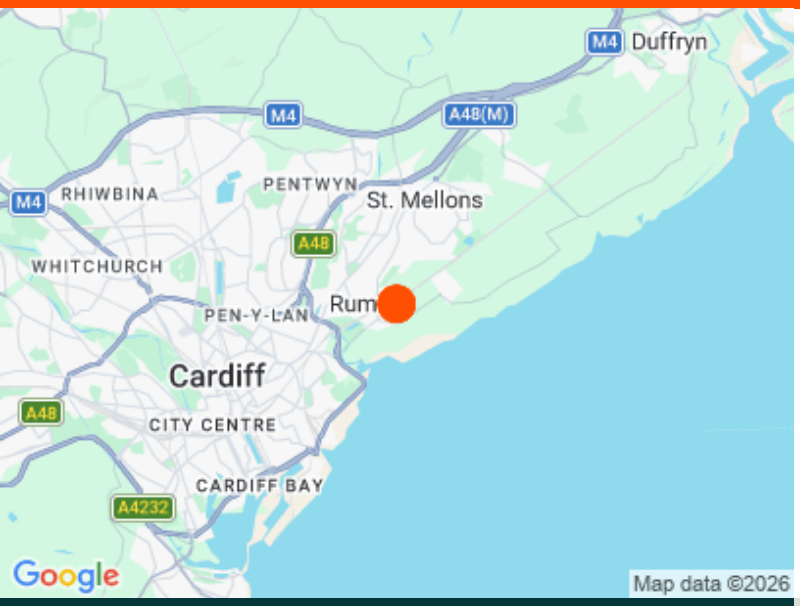
For more info please visit: unit.info/UIP0100634

+44(0) 808 169 7554

Industrial

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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	B (46)

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