



Industrial

UNIT H4 | CAPITAL BUSINESS PARK

Capital Point, Parkway, Cardiff, CF3 2PZ

UNIT H4 | 3,525 SQ FT

Cardiff's premier industrial, distribution & trade park

Unit H4 features is situated in a premier industrial location, and has flexible space and WC facilities, with 24 hour access. The estate benefits from a security lodge with 24 hour on-site presence, a generous on site car park and large loading and circulation areas. This unit can be combined with a neighbouring unit to provide circa 7,000 sq ft of space.

Lease Type

New



Unit Summary

- 24 Hour Access
- WC Facilities
- On-Site Security
- Flexible Space
- Premier Industrial Location
- Well Maintained Estate

View Floor Plans

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£27,300.00	£7.74
Rates	£10,260.00	£2.91
Service Charge	£2,626.58	£0.75
Insurance	£705.00	£0.20
Total Cost	£43,775.12	£12.42

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.

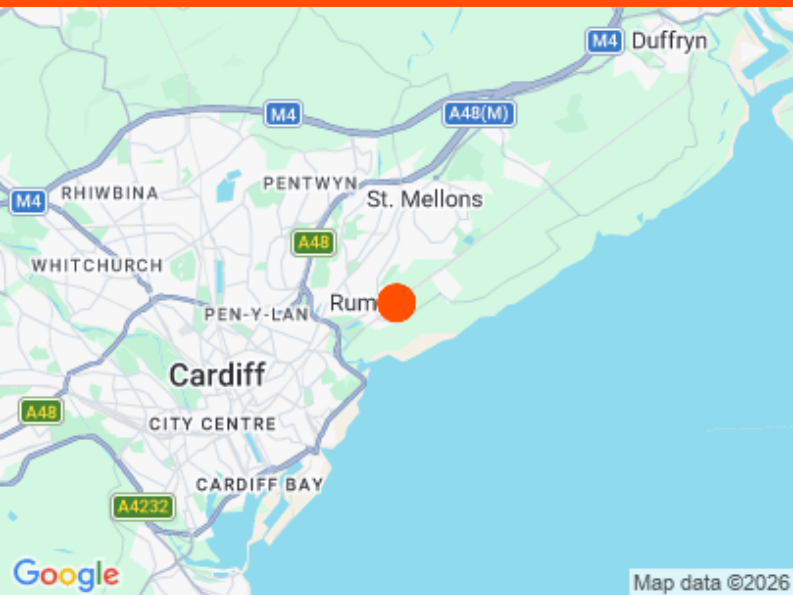
For more info please visit: unit.info/UIP0100648

+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	B (48)

Key Contact



Lauren Willingham

Customer Engagement Manager

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



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