industrials

Industrial

F2 | Capital Business Park

Parkway, Cardiff, Wales, CF3 2PZ

F2 | 7,476 sq ft

High quality industrial unit available on Cardiff's premier industrial/distribution and trade park - F2

Unit F2 comprises a high quality, end-terrace industrial unit of steel portal frame construction, offering office accommodation to the front and clear warehouse space to the rear.
Externally the property benefits from generous car parking plus loading/circulation space.

Lease Type	New

Unit Summary

- High quality warehouse unit
- Minimum eaves height of 5.8m
- 3 phase electricity
- Security lodge and 24 hour on site presence
- Excellent transport communications
- Allocated parking
- Generous loading/circulation space

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£43,000.00	£5.75
Rates	£24,590.50	£3.29
Maintenance Charge	£3,215.00	£0.43
Insurance	£1,100.00	£0.15
Total Cost	£71,905.50	£9.62

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/47521

0800 122 3690

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Location

Capital Business Park is only 4 miles from Cardiff city centre with excellent road access and a 5 minute drive to the A48(M) and M4 Motorway.

Road
5 minute drive to the A48(M) and M4 Motorway

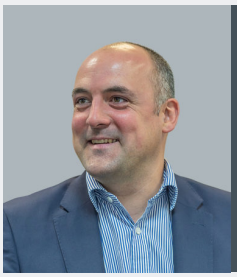
Airport
Cardiff 12.6m, Bristol 18.8m

Rail
Cardiff Queen Street 3.1m, Cardiff Bay 3.6m, Cathays 3.2m

Additional Information

Planning Class	B2
Lease Summary	The unit is available on a new lease for a period to be agreed.
Viewings	Strictly by prior appointment with the agents.
Legal Costs	Each party is responsible for their own legal costs.
EPC	available on request

Key Contacts



Industrials Asset Manager
Tom Rees
0800 1 22 3330

Jenkins Best

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CUSHMAN & WAKEFIELD

Letting Agent: **Cushman & Wakefield**
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