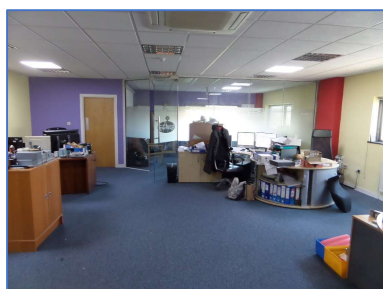


ALL ENQUIRIES MAY SELL

UNIT S7 CAPITAL BUSINESS PARK, WENTLOOG, CARDIFF, CF3 2PU

Modern End-Terrace Hybrid 2 Storey Workshop With Offices



- Total GIA 6,127 Sq.Ft. (589 Sq.M.)
- Inc. Extensive First Floor Offices/Ancillary of 2,081 Sq.Ft. (193 Sq.M.)
- Close to A48(M) and Js. 29 & 30 of M4
- Established Business Location

Location (CF3 2PW)

The property is located within 'S' block at Capital Business Park, a modern business park spread over 75 acres in east Cardiff. It has good access to the A48(M) dual carriageway via Lamby Way & A4232 Rover Way which links to Js. 29 and 30 of the M4.

The property is situated to the rear of the 500,000 sq.ft. ALDI distribution Centre. Other occupiers in the immediate vicinity include Tacklestore, Deploy Tech & Denval.



Description

This modern 2 storey end-terrace property is situated within a well-managed estate, and benefits from the following:

- Pitched steel portal frame with sheet elevations;
- Min. eaves 5.0m. (16ft.) rising to 7.00m.(23ft.);
- Workshop with concrete slab floor;
- Vehicular access via 1x. roller door;
- Extensive first floor offices and ancillary accomm.;
- Air conditioned offices;
- New central heating boiler;
- LED light fittings throughout;
- Tarmac car park/loading area.

Accommodation (Gross Internal Area)

	ft ²	m ²
GROUND FLOOR	4,046	376
<i>Inc.:</i>		
<i>Workshop/Reception/Offices/</i>		
<i>Stores/WC</i>		
FIRST FLOOR	2,081	193
<i>Inc.:</i>		
<i>Main office/Canteen/Offices/</i>		
<i>Stores/WCs</i>		
TOTAL GIA	6,127	569

Mains Services

The estate benefits from the provision of 3 phase electricity, mains gas, water, and drainage.

Energy Performance Certificate (EPC)

56 – Band C

SUBJECT TO CONTRACT

NOVEMBER 2025

Estate Service Charge

The occupier is to contribute towards the estate service charge for the 24 hour estate security and maintenance of the common parts of the estate.

Planning Use

The estate generally has outline use consent for B1, B2 and B8 (light industrial, general industrial, and storage & distribution) uses.

Business Rates (2023)

The property has the following business rates assessment:

Warehouse and premises -	£35,250 (2023)
Rates Payable 2025/26 -	£20,022 pa.

Tenure

The property is held by way of a long 950 year lease from 2004 with an annual ground rent of one peppercorn.

Lease Terms & Quoting Rent

The property is available on a new full repairing and insuring lease for a minimum lease term of 3 years.

The quoting rent is **£42,500 pa..**

Sale Price

Alternatively our clients will consider disposing of their long leasehold interest with vacant possession.

The quoting price is **£595,000.**

Business Support

For further information please contact:

Welsh Assembly Government (Business Wales) on
03000 60 3000 www.businesswales.gov.wales

Cardiff Council on **029 2087 2087** www.cardiff.gov.uk or

'Invest In Cardiff on **029 2078 8560** invest@visitcardiff.com

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

VAT

All figures quoted are exclusive of VAT.

Viewing

For further information or to arrange an inspection please contact the sole agents:



Michael Bruce MRICS:
Mobile: 07920 144 603

michael@dlpsurveyors.co.uk

IMPORTANT MESSAGE

DLP Surveyors Ltd gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information herein (whether text, plans or photographs) is given in good faith but should not be relied upon as being a statement of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any facilities are in good working order. 4. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.