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## 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 & Derval.



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

## 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](http://www.businesswales.gov.wales)

Cardiff Council on **029 2087 2087** [www.cardiff.gov.uk](http://www.cardiff.gov.uk) or

'Invest In Cardiff on **029 2078 8560** [invest@visitcardiff.com](mailto: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](mailto:michael@dlpsurveyors.co.uk)

### IMPORTANT MESSAGE

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