

TO LET *(MAY SELL)*

UNIT S1-S2 CAPITAL BUSINESS PARK, WENTLOOG, CARDIFF, CF3 2PW

Modern Workshop/Storage Unit



- **Unit Of 10,305 Sq.Ft. (957 Sq.M.)**

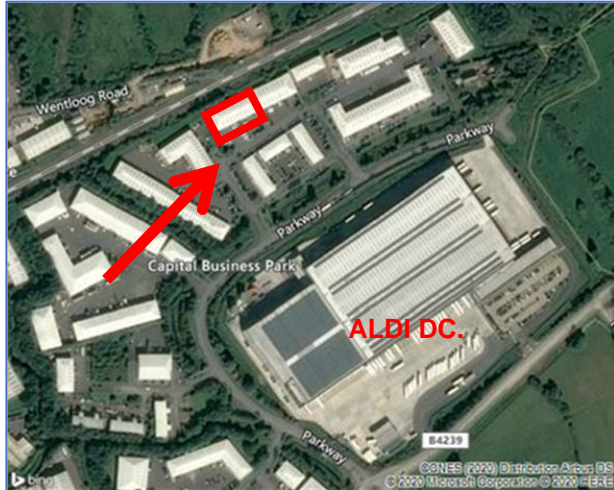
Inc. Ground & First Floor Office/Ancillary 1,839 Sq.Ft. (171 Sq.M.)

- **Unit S1-S2 Can Be Combined With Unit S3 Adjacent (4,020 Sq.Ft.)**
- **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 Denval, Tacklestore, & Envitech.



Description

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

- Pitched steel portal frame with profile sheet elevations;
- Min. eaves 5.6m. (18ft.) rising to 7.27m.(24ft.);
- Workshop with concrete slab floor;
- Vehicular access via 2x. roller doors;
- Ground and first floor offices;
- Large tarmac car park/loading area .

Accommodation (Gross Internal Area)

	Sq.M.	Sq.Ft.
TOTAL	957	10,305*
<i>Inc.</i>		
<u>Ground Floor</u>		
Office/Ancillary	81	875
Warehouse Office	13	135
<u>First Floor</u>		
Offices/Ancillary	68	727

**this unit can potentially be combined with Unit S3 adjacent to create 14,325 sq.ft. (1,330 sq.m.).*

Mains Services

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

User

The property is suitable for B1, B2, and B8 uses.

SUBJECT TO CONTRACT

MARCH 2025

Energy Performance Certificate (EPC)

The property has been assessed at 70 which is within Band C.

Estate Service Charge

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

Business Rates (2023)*

Ratable Value - £61,500*

Business Rates Payable (2024/25) - £34,563 pa.

**includes assessment for Unit S3 adjacent*

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

Quoting Rent/Price

Our clients are seeking a rent of **£81,925 pax.**

Price on application



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:
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