

## TO LET

### Unit S3 Capital Business Park, Wentloog, Cardiff, CF3 2PW

Modern Mid-Terrace Workshop



- Unit Of 373 Sq.M. (4,020 Sq.Ft.)
- Includes Office/Reception 14 Sq.M. (152 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, & Envirotech.



**Description**

This modern mid-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 1x. roller door;
- Office/reception;
- Large tarmac car park/loading area.

**Accommodation (Gross Internal Area)**

	Sq.M.	Sq.Ft.
<b>TOTAL</b>	<b>373</b>	<b>4,020*</b>
<i>Inc.</i>		
Office/Reception	14	152

*\*can potentially be combined with Unit S1-S2 adjacent to create 1,330 sq.m. (14,325 sq.ft.)*

**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

**Energy Performance Certificate (EPC)**

To be assessed.

**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 (2017)**

To be separately assessed.

**Terms**

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

**Quoting Rent**

Our clients are seeking a rent of £28,150 pax.

**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@dipsurveyors.co.uk](mailto:michael@dipsurveyors.co.uk)

**SUBJECT TO CONTRACT**

**SEPTEMBER 2020**

**IMPORTANT MESSAGE**

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