

Industrial

Unit N1 | Capital Business Park

📍 Capital Point, Parkway, Cardiff, CF3 2PZ

Unit N1 | 7,659 sq ft

High-quality warehouse space with office accommodation

This unit provides modern quality space on an established estate and is suitable for a range of uses, such as light industrial, storage, manufacturing, and retail warehousing. The space benefits from office accommodation, dedicated parking, 24-hour access, and on-site security.

Capital Business Park is Cardiff's premier industrial, distribution and trade park. The estate provides high quality industrial and business units in an attractive, well-landscaped environment, just 4 miles east of Cardiff City centre.

Lease Type

New



✔ Unit Summary

- On-Site Security
- Secure Estate
- Car Parking
- Circulation Space
- Premier Industrial Location
- Well Maintained Estate

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£52,000.00	£6.79
Rates	£20,655.00	£2.70
Maintenance Charge	£3,800.00	£0.50
Insurance	£1,531.80	£0.20
Total Cost	£77,986.80	£10.18

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/UIP0100670

+440 808 169 7554

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Location

Capital Business Park is located approximately 4 miles east of Cardiff City centre. The estate benefits from excellent road accessibility and is recognised as Cardiff's leading Industrial and Trade location.



Road

The estate is located less than 2 miles from the A48 (M) which links the M4 at Junction 29.



Airport

Cardiff Airport is situated approximately 17 miles south-west of the estate and is within a 30 minute drive time.



Rail

The estate is located less than 2 miles from the A48 (M) which links the M4 at Junction 29.

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (71)

Key Contact



Alex Crowther

Customer Engagement Manager

"Alex joined Industrials in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



Call +440 808 169 7554



enquiries@industrials.co.uk
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