



## Unit L2, Capital Business Park, Cardiff, CF3 2PX

### **TO LET/ MAY SELL**

Modern Industrial Unit  
Total area 5,425 sq ft (504.00 sq m)

- + Cardiff's premier industrial, trade and distribution park location
- + Close proximity to M4
- + Part office accommodation

029 2081 1581

[www.emanuel-jones.co.uk](http://www.emanuel-jones.co.uk)

**LOCATION**

Capital Business Park is Cardiff's premier industrial, trade and distribution park location boasting excellent transportation links. The property is located within a 5 minute drive of the A48(M), which links onto Junction 29 and 30 of the M4 motorway and is also under 4 miles east of Cardiff City Centre. The business park also benefits from on-site security with a 24-hour manned security lodge.

The unit is located at the north end of the estate with access from Parkway Road. Notable occupiers in close proximity include FedEx, Smarta Construction & Technology and Sedna Lighting.

**DESCRIPTION**

The property comprises a semi-detached industrial unit constructed of a steel portal frame. The property has a combination of a full height shell warehouse/production space with integral office, which also includes a kitchen, W/Cs and a shower facility. The property is served by mains water, gas and three phase electricity supply.

The unit is served via two electrical roller shutters, one to access the warehouse and a separate office entrance. Externally, there are 6 designated car parking spaces and a generous loading and circulation area.

**ACCOMMODATION**

The property provides the following approximate areas;

Warehouse	3,725 sq ft   (346.03 sq m)
Offices	1,700 sq ft   (157.97 sq m)
<b>Total area</b>	<b>5,425 sq ft   (504.00 sq m)</b>
Minimum eaves height	20 ft   (6.16 m)
Maximum eaves height	26 ft   (7.83 m)

**LEASE TERMS**

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

**RENT**

£26,000 per annum.

**PURCHASE PRICE**

The 999 year long leasehold price is available on application.

**BUSINESS RATES**

We are informed that the rateable value of the property is £32,500. We understand that the rates payable for year ending March 2020 is **£17,095**.

Interested parties should rely on their own enquiries with the Local Authority.

**EPC**

The property has an energy performance certificate within Band D. Further details on request.

**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. Further information is available on request.

**VAT**

The property has been elected for VAT and will be charged where applicable.

**LEGAL COSTS**

Each party to bear their own legal and professional costs incurred.

**VIEWING**

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams/ Leo Llewellyn  
Email: david@emanuel-jones.co.uk  
leo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



March 2019

**Unit L2, Capital Business Park,  
Cardiff, CF3 2PX**

Subject to contract & availability. Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.