



## Unit A1, Capital Business Park, Cardiff, CF3 2PX

### TO LET

Ground Floor Office Accommodation  
Total area 966 sq ft (89.73 sq m)

- + Cardiff's premier industrial, trade and distribution park location
- + Close proximity to M4
- + 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 accommodation is located at the entrance of the estate with access from Parkway Road. Notable occupiers in close proximity include Major Brushes, Smarta Construction & Technology and Sedna Lighting.

**DESCRIPTION**

The accommodation comprises a self contained office.

The specification of the offices are as follows;

- + Suspended ceilings with LED lighting
- + DDA compliant WC
- + wooden vinyl flooring
- + Integrated Cat 5 cabling
- + Intruder alarm
- + Gas central heating system

**ACCOMMODATION**

The property provides the following approximate areas;

Ground floor area                      966 sq ft | (89.73 sq 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.

**USE**

It is understood that the property benefits from B1 planning use.

**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.

**RENT**

£12,500 per annum.

**BUSINESS RATES**

The accommodation is currently being reassessed.

**EPC**

Available on application.

**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:                      Leo Llewellyn/ Rhys Williams  
Email:                            leo@emanuel-jones.co.uk  
   rhys@emanuel-jones.co.uk

**SUBJECT TO CONTRACT AND AVAILABILITY**



August 2020

**Unit A1, 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.