



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

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**

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