

TO LET MAY SELL

UNIT S3 CAPITAL BUSINESS PARK, WENTLOOG, CARDIFF, CF3 2PW

Modern Mid-Terrace Workshop

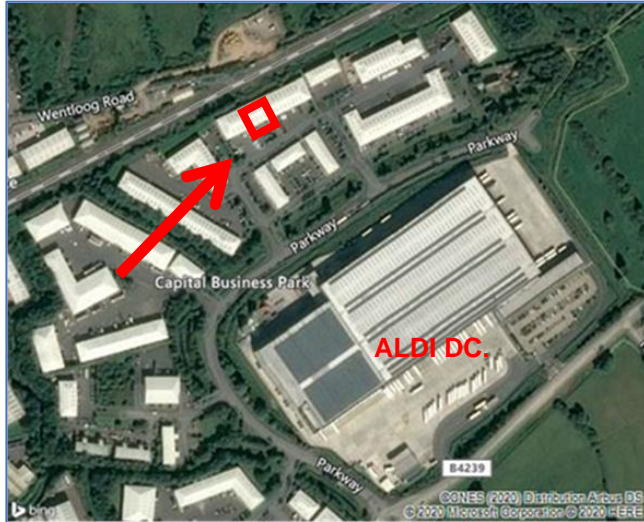


- Unit Of 4,020 Sq.Ft. (373 Sq.M.)
- Can Potentially Be Combined With Unit S1-S2 Adjacent (10,305 Sq.Ft.)
- Close to A48(M) and Js. 29 & 30 of M4
- Established Business Location

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, & Envitech.



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

*can potentially be combined with Unit S1-S2 adjacent to create 14,325 Sq.Ft. (1,330 Sq.M.).

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)

The unit has been assessed as 81 which is within Band D.

SUBJECT TO CONTRACT

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 (2023)

The property currently has a rates assessment combined with Unit S1-S2 adjacent.

Unit S3 is 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 **£34,170 pax.**

Price on application



Business Support

For further information please contact:

Welsh Assembly Government (Business Wales) on **03000 60 3000** www.businesswales.gov.wales

Cardiff Council on **029 2087 2087** www.cardiff.gov.uk or

'Invest In Cardiff on **029 2078 8560** 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

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MARCH 2025

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