

UNIT X3 CAPITAL BUSINESS PARK

PARKWAY, CARDIFF, CF3 2PW

Prime distribution / light industrial unit.

TO LET | Industrial
4,038 sqft (375.14 sq m)
£25,000 per annum (Exclusive)

Key Features

- Cardiff's Premier Industrial / Distribution & Trade Park
- Security Lodge and 24 hour on site presence
- Excellent road access
- High quality distribution / light industrial unit
- New Lease available



Description

Modern distribution / light industrial unit located at Capital Business Park with 24 hour access and security.

Accommodation

Minimum eaves height 5.0 metres, Maximum eaves height 7.5 metres. 1 No. Level roller shutter doors, Width 3.5 metres, Height 5.0 metres. Large external loading / circulation area Generous car parking on site Gross Internal Area 4,038 sq ft (375.14 sq m)
*Available also with Unit X4 combined = 8,076 sq ft

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Further info visit:

<https://www.jenkinsbest.com/properties/unit-x3-capital-business-park-parkway-cardiff-cf3-2pw/>

Location

Capital Business Park is only 4 miles from Cardiff city centre with excellent road access and a 5 minute drive to the A48(M) and M4 Motorway. The Park is recognised as Cardiff's premier industrial, trade and distribution location. The Park benefits from on site 24 hour security. Established businesses at the Park include ALDI, Shred-it, Llandaff Laminates, and SMS.

Tenure & Terms

Unit X3 is available To Let by way of a New Full Repairing & Insuring Lease for a term of years to be agreed.

Rent

£25,000 per annum (Excl.) VAT payable in addition.

Rateable Value

Rateable Value to be re-assessed. Currently assessed together with Unit X4 = £45,500 (2017 List) Multiplier 53.5 pence (2020/21) Rates payable £24,343 per annum (Excl.) Please contact Cardiff County Council for additional information.

Estate service charge / building insurance

Each unit contributes towards the estate management charge to include 24 hour security and landscaping costs. The estimated current annual service charge contribution for Unit X3 is £1,848 (Excl.) VAT payable in addition. Building Insurance - Annual Premium recovered by Landlord - amount dependent upon specific use - please make contact for additional information / quotation (estimated premium £650 per annum (Excl.))

Legal costs

Each party responsible for their own legal and professional costs.

Energy Performance Certificate

Current rating B-44

Further information

For additional information or to arrange a viewing please contact the joint agents - Jenkins Best or Cushman & Wakefield Henry Best (07738 960012) henry@jenkinsbest.com



Disclaimer

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January 2021

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