



TO LET

Unit X5, Capital Business Park,
Cardiff, **CF3 2PW**

Industrial / Warehouse To Let

- High quality industrial unit
- Located at Cardiff's premier business park with excellent road links
- Security lodge and 24 hour on site presence
- Open plan warehouse accommodation
- Ground floor office block with kitchen unit and disabled WC facility
- 3 phase electricity
- Min Eaves 5.1m - Max Eaves 7m
- Electric Shutter Door - 3.4m x 5.0m
- Car parking forecourt loading / unloading area



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Size

3,897 sq ft (362.04 sq m)

Rent

£29,600 per annum payable quarterly
in advance

Location

Capital Business Park is recognised as the premier Industrial / Trade and Distribution location in Cardiff. The park comprises over 500,000 sq ft of accommodation set within landscaped grounds and is home to over 55 businesses. Established businesses at the Park include Aldi, Everest, Morrells, Shred-it, Catsci and Llandaff Laminates.

The Park is located approximately 4 miles from Cardiff City Centre and benefits from excellent road access being a 5-minute drive from the A48(M) which links to Junction 30 (Cardiff Gate) of the M4 motorway.

Capital Business Park also benefits from public transport connections. There is a bus stop at the entrance to the Park which provides direct routes to Cardiff City Centre.

Connectivity

Airports

Cardiff Airport	19 miles
Bristol Airport	46 miles



Road

J.29 M4	4.8 miles
A48	3.2 miles



Water

Port of Cardiff	5.6 miles
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Train Stations

Cardiff Central Station	5.8 miles
Newport Train Station	13.8 miles



Description

Unit X5 comprises a high quality end of terrace unit of steel portal frame construction, offering office accommodation and clear warehouse space. Externally the property benefits from generous car parking and loading/circulation space.

- High quality trade/industrial/warehouse unit
- Steel portal frame
- Integral offices
- Kitchenette
- Car parking
- Generous forecourt areas
- Electric shutter door - 3.4m x 5.0m

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
X5	3,897	362
TOTAL	3,897	362

Specification



EPC: C (75)



Maximum clear internal height (m): 7



Level Access: 1



Lighting Type: LED



Car Parking



Minimum clear internal height (m): 5



Loading Doors (Surface level): 1



On-site security



Kitchenette



Unit X5, Capital Business Park,
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Sat Nav. CF3 2PW



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what3words

Terms

Unit X5 is available on a new Full Repairing lease for a term of years to be agreed.

Rent

£29,600 per annum payable quarterly in advance

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £26,250
Rates Payable: £13,177.50 per annum Based on 2026 Valuation

Service charge

£2,613 per annum Budget Year End Dec 2026

Insurance

£779.40 per annum Premium for Year Ending Dec 2024

Legal Costs

Each party to bear their own costs

EPC

C (75)

VAT

Applicable

Availability

Available Immediately

Contact

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Jenkins Best for themselves and for the vendor/lessor of this property whose agents they give notice that:

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All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.