



TO LET

Unit F2, Capital Business Park,
Cardiff, **CF3 2PZ**

Warehouse To Let

- Cardiff's Premier Industrial / Distribution & Trade Park
- Security Lodge and 24 hour on site presence
- Excellent road access
- Full height warehouse
- Warehouse eaves 8.9m max/6.0m min
- Single level roller shutter door 3.5m wide x 5m high



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Size

7,476 sq ft (694.54 sq m)

Rent

£53,000 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, Morrells, Shred-it 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

Road

J.29 M4	4.8 miles
A48	3.2 miles



Train Stations

Cardiff Central Station	5.8 miles
Newport Train Station	13.8 miles



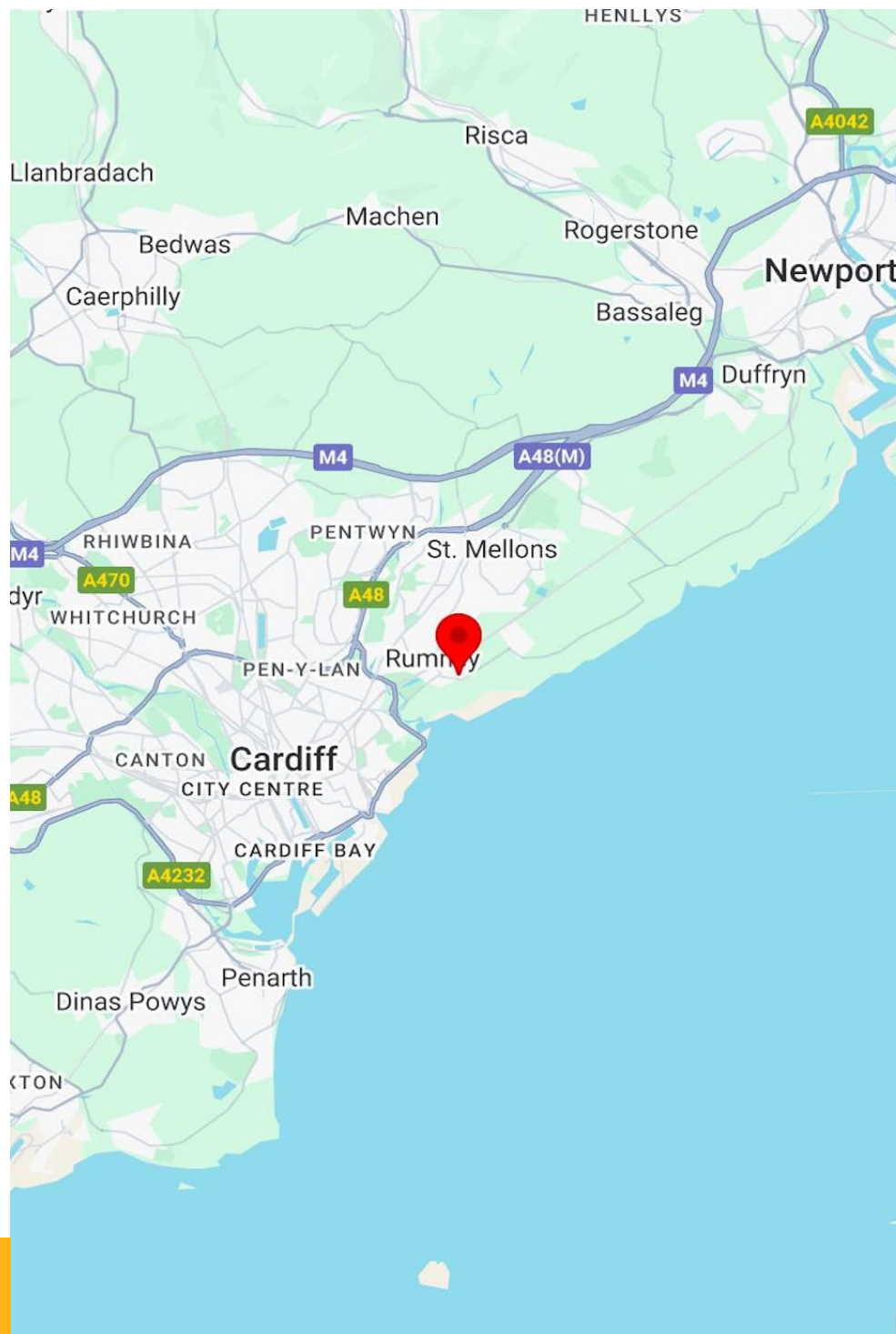
Airports

Cardiff Airport	19 miles
Bristol Airport	46 miles



Water

Port of Cardiff	5.6 miles
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Description

Unit F2 comprises a high quality warehouse unit located on the premier business park in Cardiff. The semi-detached unit is of steel portal frame construction offering clear warehouse space and ancillary office and welfare accommodation. The unit is served by a single vehicular roller shutter door and a separate pedestrian entrance. Externally there is dedicated car parking and generous loading and circulation space.

- High quality warehouse unit
- Semi-detached
- Dedicated car parking
- Generous loading/circulation area
- LED lighting
- Office, WC & Kitchenette

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
F2	7,476	695
TOTAL	7,476	695

Specification



EPC: B (46)



Loading Doors
(Surface level): 1



Maximum clear
internal height (m): 9



Kitchenette



Minimum clear internal
height (m): 6



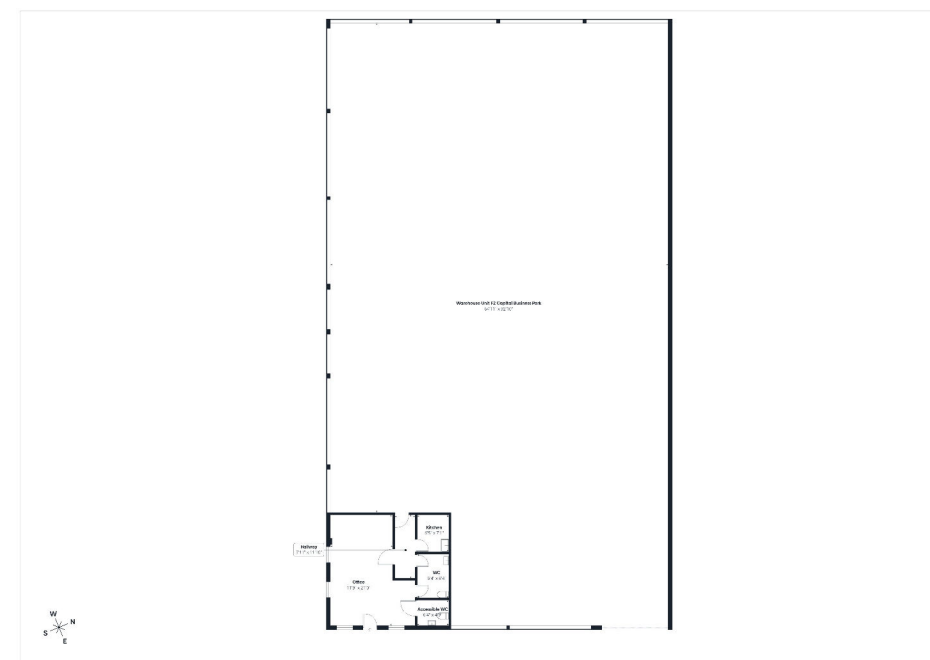
On-site security



Lighting Type: LED



Car Parking



**Unit F2, Capital Business Park,
Cardiff, CF3 2PZ**



Sat Nav. CF3 2PZ



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Terms

Unit F2 is available by way of new Full Repairing and Insuring Lease for a Term to be agreed.

Rent

£53,000 per annum payable quarterly in advance

Lease Terms

New Lease Terms of years to be agreed

Business rates

Rateable Value: £44,500
Rates Payable: £25,276 per annum Based on 2026 Valuation

Service charge

£5,376 per annum Budget Year End Dec 2026

Insurance

£1,496 per annum (current premium)

Legal Costs

Each party to bear their own costs

EPC

B (46)

VAT

Applicable

Availability

Available Immediately

Contact

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All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

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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.