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Industrial

13,533 sq ft (1,257.26 sq m)



TO LET

Units J1-J2, Capital Business Park, Cardiff, CF3 2PZ

COMING SOON - Detached Modern Industrial Unit with Dedicated Yard

- Available Q4 2026
- Under Refurbishment
- 0.27 acre secure yard
- Cardiff's Premier Industrial / Distribution & Trade Park
- Security Lodge and 24 hour on site presence
- Excellent road access
- Warehouse eaves 7.5m max/5.1m min
- Single level roller shutter door 3.5m wide x 5m high





Size

13,533 sq ft (1,257.26 sq m)

Rent

£117,750 per annum payable quarterly in advance

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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

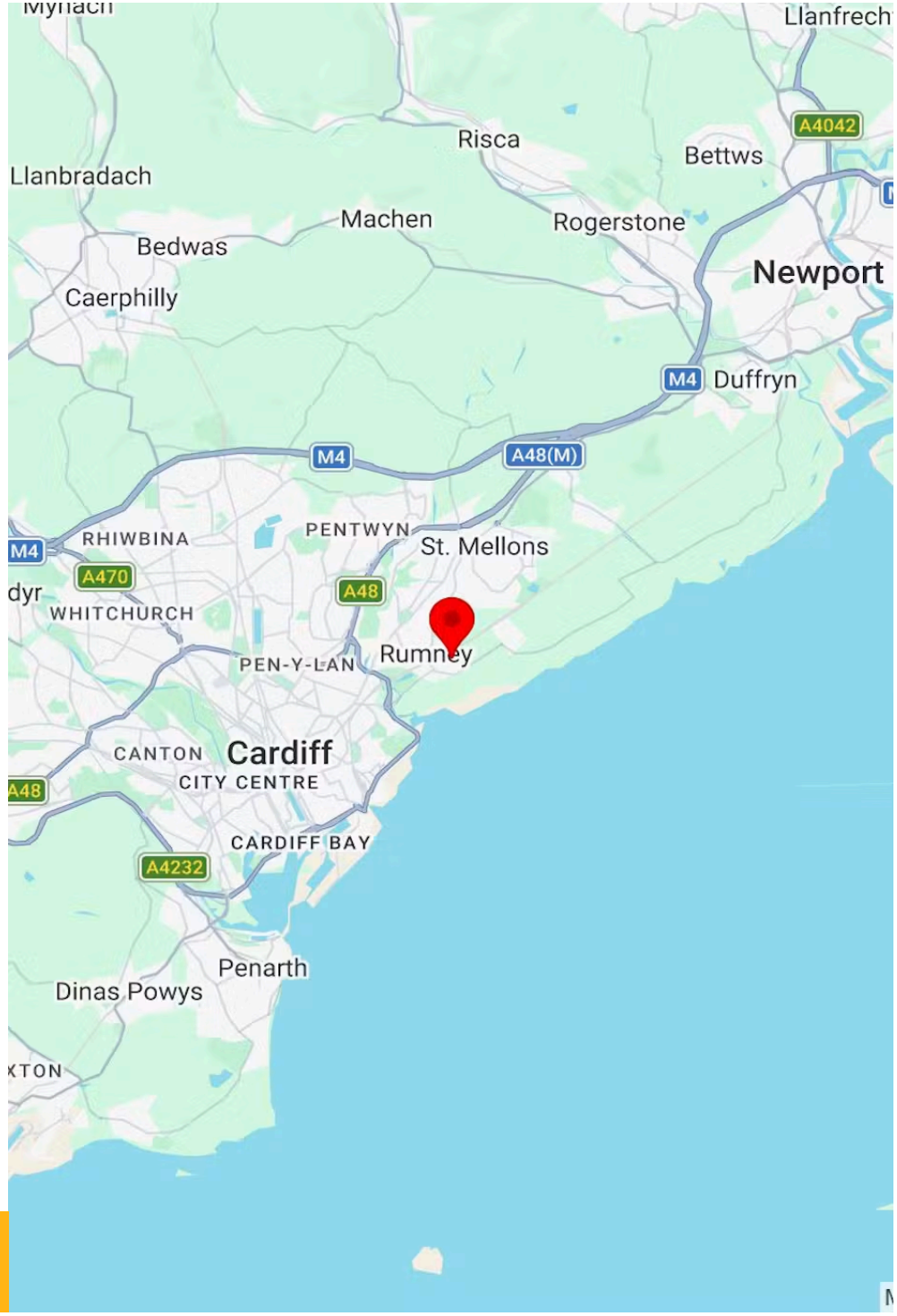
Cardiff Central	5.8 miles
Newport	13.8 miles

Airports

Cardiff Airport	19 miles
Bristol Airport	46 miles

Water

Port of Cardiff	5.6 miles



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Description

Unit J1-J2 comprises a high quality detached warehouse unit located on the premier business park in Cardiff. The detached unit is of steel portal frame construction offering clear warehouse space and ancillary office and welfare accommodation.

The unit is served by 2x vehicular roller shutter doors and a separate pedestrian entrances. Externally there is dedicated car parking and secure yard with generous loading and circulation space.

- High quality warehouse unit
- Detached
- Dedicated yard and car parking
- LED lighting
- Office, WC & Kitchenette

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
J1-J2	13,533	1,257
TOTAL	**13,533**	**1,257**

Specification

- EPC: C (51)
- Loading Doors (Surface level): 2
- Maximum clear internal height (m): 7.5
- Kitchenette
- Secure yard
- Minimum clear internal height (m): 5.1
- On-site security
- Lighting Type: LED
- Car Parking



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Terms

Unit J1-J2 is available by way of new Full Repairing and Insuring Lease for a Term to be agreed.

Rent

£117,750 per annum payable quarterly in advance

Lease Terms

New Lease Terms of years to be agreed

Business rates

Rateable Value: £82,500
Rates Payable: £41,415 per annum Based on 2026 Valuation

Service charge

£10,085 per annum Budget Year End Dec 2026

Insurance

£2,706 per annum current premium

Legal Costs

Each party to bear their own costs

EPC

C (51)

VAT

Applicable

Availability

Available Q4 2026

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Regulated by RICS

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