

Unit M1, Capital Business Park, Wentloog, Cardiff,
CF3 2PX

TO LET – MODERN INDUSTRIAL UNIT

Approximately 5,991 sq ft (556 sq m)



- Established industrial location
- Integral office accommodation
- On site car parking
- 24-hour manned security
- Wide unit span
- 5.85m minimum eaves

Unit M1, Capital Business Park, Wentloog, Cardiff, CF3 2PX



Location

Capital Business Park is located approximately 4 miles to the east of the City Centre and 1 mile from the A48 which provides excellent links to Junction 29 and 30 of the M4 motorway. This established location is a destination for trade counter users and distribution companies including Phoenix Powder Coating, Panalux and FedEx together with Aldi's regional distribution centre.

Description

Capital Business Park is an established development comprising terraces of modern business units.

Unit M1 comprises an end of terrace industrial unit of steel portal frame construction with part brick elevations and steel cladding under an insulated pitched roof.

The specification includes:

- 1No. manual roller shutter door
- Separate pedestrian access
- 3No. car parking spaces to the front of the unit
- Minimum internal eaves height of c. 5.85 meters
- 24/7 security

Accommodation

Unit	Description	Sq ft	Sq m
Unit M1	Warehouse	4,636	430
	Office / Ancillary	754	70

Tenure

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

Available upon application.

VAT

All figures are exclusive of VAT.

Rates

Rateable Value - £31,500 (2017 draft valuation). Applicants should make their own enquiries through the Valuation Office Agency.

Service Charge

The Tenant will be responsible for a proportion of the Service Charge under which the Landlord recovers the costs of providing maintenance to common parts of the estate and the 24-hour manned security.

Legal Costs

Each party to bear their own legal costs.



Image for identification purposes only.

Viewings

Strictly by appointment with the sole agents:

Kate Openshaw

JLL One Kingsway
Cardiff
CF10 3AN

T: +44(0)29 2072 6003

Kate.openshaw@eu.jll.com

Heather Lawrence

JLL One Kingsway
Cardiff
CF10 3AN

+44(0)29 2072 6026

heather.lawrence@eu.jll.com

DISCLAIMER

© COPYRIGHT 2016 JONES LANG LASALLE. All rights reserved. No part of this publication may be reproduced or transmitted in any form or by any means without prior written consent of Jones Lang LaSalle.

It is based on material that we believe to be reliable. Whilst every effort has been made to ensure its accuracy, we cannot offer any warranty that it contains no factual errors. No liability for negligence or otherwise is assumed by Jones Lang LaSalle for any loss or damage suffered by any party resulting from their use of this publication. February 2017