

To Let

Unit L1, The Levels Business Park, Parkway, Capital Business Park, Cardiff, South Glamorgan, CF3 2PX

6,730 sq ft (625.24 sq m)

- Established industrial location
- 4 miles from Cardiff city centre
- Excellent communication links
- 24 hour site security
- Includes office space & parking



Location

The Levels Business Park is located less than 4 miles east of Cardiff City centre. From the industrial estate, the A48 (M) is found 3 miles to the north and is accessed by the A4232 dual carriageway. Junctions 29 and 33 of the M4 Motorway are accessed from the A48 (M), with Newport located 14 miles to the east, and Swansea being located 40 miles to the west.

Existing occupiers within The Levels Business Park include Fed Ex, National Grid and A & S Manual, while the brand new ALDI regional distribution warehouse is situated just outside the estate.

Specification

The building is of steel portal frame construction, with brickwork lower elevations and steel profile clad upper elevations supporting a single pitched roof.

The detached unit benefits from:

- 1No. level access roller shutter door
- Minimum internal eaves height of 5m
- Maximum eaves height of 8.2m
- Designated parking spaces
- Roof lighting
- 24 hour site security
- 24 hour site access

Viewings

Strictly by appointment with the joint agents

Accommodation

Floor / Unit	Description	Property Type	Sq ft	Availability
Unit	L1 Industrial/Logis		6,730	Available

EPC

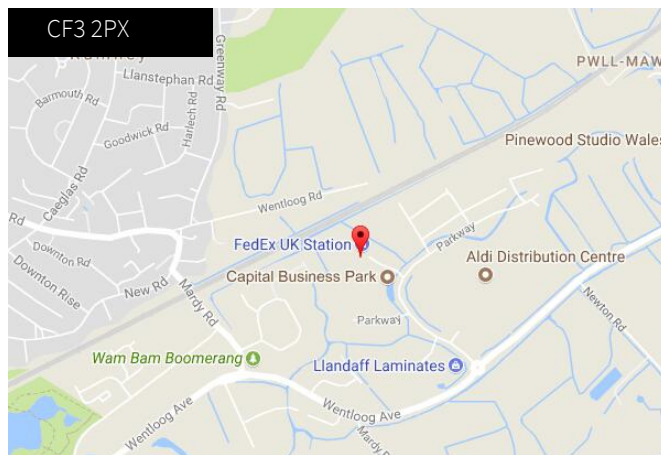
This property has been graded as 59 C.

Rent

Available on Request

Service Charge

£0.52 per sq ft



Contacts

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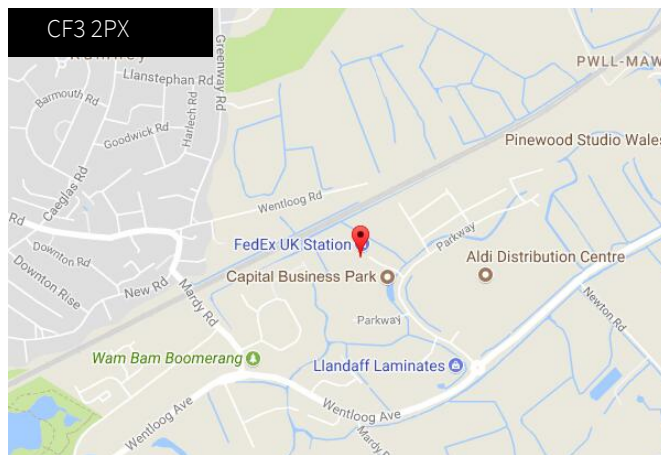
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TO LET

Prime Industrial / Warehouse Units at Cardiff's Premier Business

PHASE II CAPITAL



330 sq m (3,552 sq ft) – 500 sq m (5,382 sq ft)

Capital Business Park is situated less than 4 miles east of Cardiff city centre, within a 5 minute drive time of the A48(M) which leads directly to the M4 motorway at Junction 29 & 30.



KEY FEATURES

- Power floated floor finishes
- 5.85 metres minimum internal eaves height
- Profiled sheet roofing with 10% translucent panels allowing natural day lighting
- Green field pleasant working environment
- Secure site
- Mix of units with offices provided and shell units which can be fitted out to suit

SECURE SITE

A 24 hour manned security lodge is provided at the park.

ACCOMMODATION

Please refer to availability schedule.

TENURE

All units are available to lease on flexible full repairing and insuring lease terms.

TERMS

Rent on

ENERGY

Available

FURTHER

Please contact JLL or



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