TO LET / FOR SALE

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Guardian House

Capital Business Park,
St Mellons, Cardiff
CF3 2PZ

21,400 Sq. Ft
High Quality Modern Industrial Unit

Cooke & Arkwright

LOCATION

The property is located on Capital Business Park in Wentloog, Cardiff, which is one of Cardiff's premier industrial and logistics locations. It is well situated approximately 4 miles east of Cardiff City Centre and within five minutes of the A48 providing access to Junction 29 & 30 of the M4 Motorway. This strategic location also benefits from stong links to the Port of Cardiff and the Wentloog Freightliner Terminal.

Surrounding occupiers include Aldi Distribution Centre, National Grid and Llandaff Laminates.

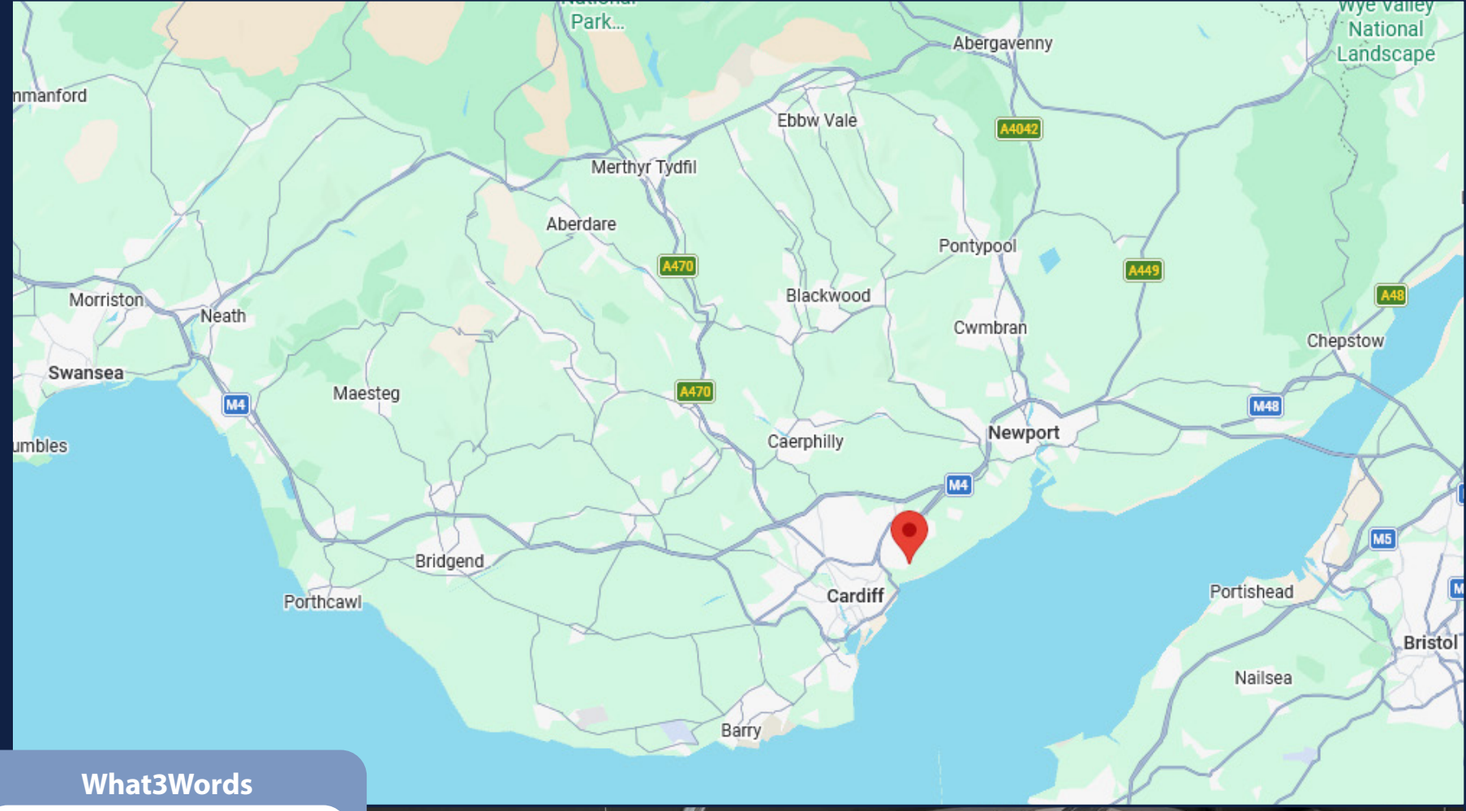
DESCRIPTION

The property provides a well specified L Shaped detached industrial unit, comprising brick elevations to circa 2 metres with profile steel cladding to the remainder. The roof is pitched, with profiled steel cladding, incorporating translucent panels which provide natural daylight. Access is granted via 2 x roller shutter doors and a pedestrian enterance.

Internally, the building incorporates a large warehouse/production area, two storey office and welfare accommodation as well as first floor mezzanine storage space. The warehouse provides eaves height of 5.3 metres rising to an apex of 7.2 metres. The office accommodation benefits from carpeted floors, suspended ceilings with recessed lighting and stud portioned walls to provide multiple meeting rooms and offices.

Externally, there is a good provision of parking spaces both to the front and rear of the premises, with a large communal yard allowing for loading and distribution. The premises benefits from 24-hour manned security at the entrance to the business park.

Property	Sq. Ft	Sq. M
Warehouse	14,903	1,384.53
Goods & Holding Office	452	41.99
Ground Floor Office	1,247	115.85
Canteen & Workshop	1,605	149.11
First Floor Offices	1,630	151.43
Mezzanine	1,563	145.21
Total	**21,400**	**1,988.12**



What3Words

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TENURE

Available freehold or leasehold - Rent/Price on application.

BUSINESS RATES

The property has a rateable value of £120,000.

Rates Payable: £61,800 per annum.

SERVICE CHARGE

Occupiers will be responsible for paying a fair proportion of the estate service charge. Current charges approx. £2,400 per quarter. Further details available on request.

EPC

The property has an EPC rating of B (39). A copy of the certificate is available upon request.

VAT

The property is elected for VAT.

AML

In compliance with UK Money Laundering Regulations, property agents are required to establish the identity and source of funds of all parties involved in sales and letting transactions.



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CONTACTS

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