Cooke&Arkwright

To Let



Unit R1

Capital Business Park, St. Mellons, Cardiff, CF3 2PU

Modern Business Unit

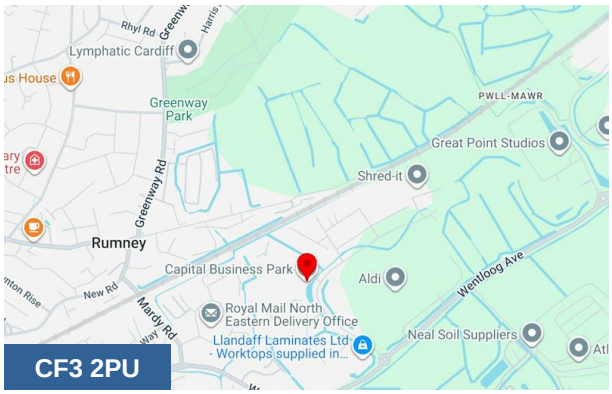
2,129 sq ft
(197.79 sq m)

- High Quality End of Terrace Unit
- Popular Business Park Location
- Roller shutter loading door
- Office space
- Kitchen and WCs
- Suitable for a variety of uses of B1, B2 and B8
- 3 Allocated car parking spaces with additional parking available

Unit R1, Capital Business Park, St. Mellons, Cardiff, CF3 2PU

Summary

Available Size	2,129 sq ft
Rent	£18,000 per annum
Rates Payable	£8,534 per annum
Rateable Value	£17,000
Service Charge	£1,440 per annum £360 payable per quarter
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (70)







Description

Unit R1 comprises a modern, end of terrace business unit of steel portal frame construction. The majority of the building's footprint is occupied by a high-quality gym and studio space, but could be utilised as a warehouse or workshop, with access via a manual roller shutter loading door.

The unit also benefits from a kitchen / breakout space on the ground floor, two WCs and a first floor open-plan office.

The property benefits from 3 allocated car parking spaces, together with a further 6 unallocated spaces along the side of the building. Additional visitor parking is also available within the car park.

Location

Capital Business Park is a well-established strategic business location, approximately 4 miles east of Cardiff City Centre.

Unit R1 is located within the eastern section of the business park, surrounded by various local and national occupiers, in addition to the Aldi distribution centre.

The nearby suburbs of Rumney, Llanrumney and St Mellons are served well by the estate and the M4 can be reached at junction 29 in approximately 8 miles.

Terms

The property is currently held on a lease until October 2028 and therefore available by way of sublease or assignment.

Viewing & Further Information



Mark Booth
07776178268
mark.booth@coark.com



Ben Bolton
02920 346376
ben.bolton@coark.com

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