



Unit M2-M3 Capital Business Park, Cardiff, CF3 2PU

Industrial/Logistics To Let | £67,340 per annum | 10,787 sq ft

High quality warehouse in premier business park

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Summary

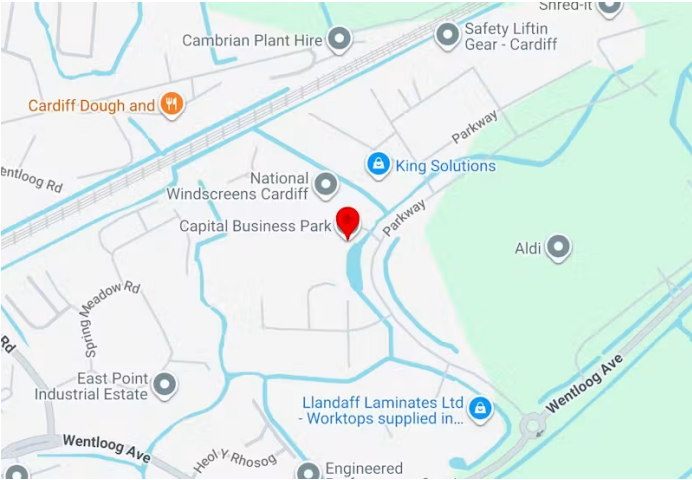
- Rent: £67,340 per annum
- Business rates: According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £64,000. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
- Service charge: £8,835.39 per annum including insurance
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C

Further information

- [View details on our website](#)

Contact & Viewings

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Key Points

- Well presented offices and staff welfare facilities
- 6m eaves height
- Two 4m loading doors
- 12 car parking spaces

Description

Units M2-M3 provide a high quality mid terrace portal framed warehouse. The unit provides a dedicated pedestrian entrance for customers/staff and parking to the front for 12 cars.

The space benefits from well presented ground floor office accommodation, WC facilities and kitchen/breakout area.

The warehouse has a minimum eaves height of 6.17m and has 2 level access loading doors.

Location

Capital Business Park is located approximately 4 miles east of Cardiff City Centre. The estate benefits from excellent road accessibility and is recognised as Cardiff's leading industrial and trade location.



Nearby national occupiers include National Windscreens, Aldi Regional Distribution Depot, Rubicon Archaeology, Natuzzi and Denval.

Accommodation

Description	sq ft	sq m
Ground Floor	10,787	1,002.15
Total	10,787	1,002.15

Terms

The property is available by way of an assignment or on a flexible sublease of the whole. The current lease terms are:

Lease commencement date - 22nd June 2023
Term - 5 years
Lease expiry date - 21st June 2028
Passing Rent - £67,340 - fixed
Security of Tenure (Inside the Act)

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