



Unit H5, The Levels, Capital Business Park, Cardiff, CF3 2PW

Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	3,525 sq ft / 327.48 sq m
Rent	£27,400 per annum payable quarterly in advance
Service Charge	£1,800 per annum Budget Year End Dec 2024
Rates Payable	£11,099.50 per annum Based on 2023 Valuation
Rateable Value	£19,750
EPC Rating	C (56)

Key Points

- High quality business unit with LED lighting
- Excellent road links
- Open plan warehouse accommodation
- Minimum eaves height of 5.3m
- Located at Cardiff's premier business park
- Security lodge and 24 hour on site presence
- Ground floor office block with kitchen unit and WC facilities
- Car parking -Loading / unloading area

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Rateable Value	£19,750
Service Charge	£1,800 per annum Budget Year End Dec 2024
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£705 per annum Premium for Year Ending Dec 2024
EPC Rating	C (56)

Description

Unit H5 comprises a high quality mid terrace unit of steel portal frame construction, offering office accommodation to the front and clear warehouse space to the rear. Externally the property benefits from generous car parking and loading/circulation space. Could potentially be combined with H4 to offer 7,050 sq ft (655 sq m).

Location

Capital Business Park is recognised as the premier Industrial / Trade and Distribution location in Cardiff. The park comprises over 500,000 sq ft of accommodation set within landscaped grounds and is home to over 55 businesses. Established businesses at the Park include Aldi, Everest, Morrells, Shred-it and Llandaff Laminates.

The Park is located approximately 4 miles from Cardiff City Centre and benefits from excellent road access being a 5-minute drive from the A48(M) which links to Junction 30 (Cardiff Gate) of the M4 motorway.

Capital Business Park also benefits from public transport connections. There is a bus stop at the entrance to the Park which provides direct routes to Cardiff City Centre.

Accommodation

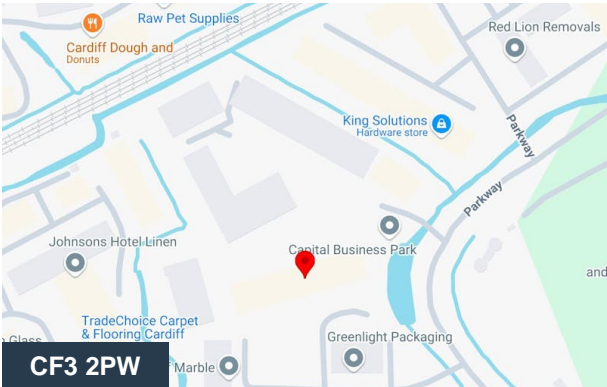
Name	sq ft	sq m
Unit - H5	3,525	327.48
Total	3,525	327.48

Specification

High quality trade/industrial/warehouse unit

Terms

Unit H5 is available on a new Full Repairing lease for a term of years to be agreed.



Viewing & Further Information



Tom Rees
07557 161491
tom@jenkinsbest.com



Henry Best
07738 960012
henry@jenkinsbest.com



Craig Jones
07867 393494
craig@jenkinsbest.com

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Energy performance certificate (EPC)

Unit H5 Capital Business Park Parkway CARDIFF CF3 2PZ	Energy rating C	Valid until: 17 July 2033
		Certificate number: 5474-0248-1042-5559-3058

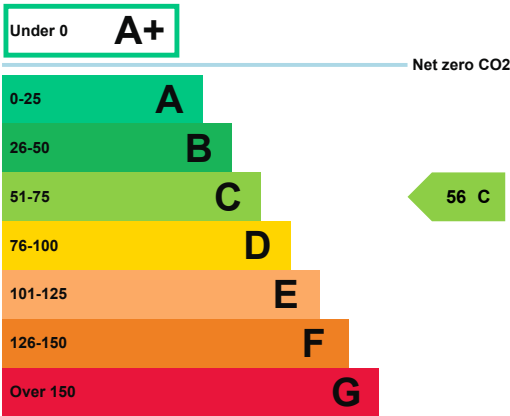
Property type	Storage or Distribution
Total floor area	332 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	16 A
If typical of the existing stock	63 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	5.16
Primary energy use (kWh/m ² per year)	55

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1182-0066-9851-4570-0138\)](/energy-certificate/1182-0066-9851-4570-0138).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Kevin Field
Telephone	0800 170 1201
Email	admin@easyepc.org

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019764
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 June 2023
Date of certificate	18 July 2023