

Industrial

# UNIT F2 | CAPITAL BUSINESS PARK

Capital Point, Parkway, Cardiff, CF3 2PZ

## UNIT F2 | 7,476 SQ FT

High quality industrial unit with office accomodation

Unit F2 comprises a high quality, end-terrace industrial unit offering office space to the front and clear warehouse space to the rear. Externally the property benefits from generous car parking plus loading/circulation space all within a secure estate.

Lease Type

New



### Unit Summary

- Car Parking
- LED Lighting
- Office Accommodation
- 24 Hour Access
- Circulation Space
- On-Site Security

[View Floor Plans](#)

[View Virtual Tour](#)

### Occupational Costs

	Per Annum	Per Sq Ft
Rent	£53,000.00	£7.09
Rates	£20,664.00	£2.76
Maintenance Charge	£3,600.00	£0.48
Insurance	£1,495.20	£0.20
<b>Total Cost</b>	<b>£78,759.20</b>	<b>£10.53</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

For more info please visit: [unit.info/UIP0100634](http://unit.info/UIP0100634)

+44(0) 808 169 7554

Industrial

# UNIT F2 | CAPITAL BUSINESS PARK

Capital Point, Parkway, Cardiff, CF3 2PZ



## 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.



Road  
M4: 2 miles



Airport  
Cardiff Airport: 17 miles



Rail  
M4: 2 miles

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (46)



enquiries@indurent.com  
+44(0) 808 169 7554

www.indurent.com

Follow us



## Key Contact



**Alex Crowther**

Customer Engagement Manager

"Alex joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com."



+44(0) 808 169 7554



For more info please visit: [unit.info/UIP0100634](https://unit.info/UIP0100634)

+44(0) 808 169 7554