



TO LET

Unit H4, The Levels,
Cardiff, **CF3 2PW**

Industrial / Warehouse To Let

- Located at Cardiff's premier business park
- Excellent road links
- Security lodge and 24 hour on site presence
- Open plan warehouse accommodation
- Minimum eaves height of 5.3m
- Car parking -Loading / unloading area



Size

3,525 sq ft (327.48 sq m)

Rent

£27,300 per annum payable quarterly
in advance

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.

Connectivity

Road

J.29 M4	4.8 miles
A48	3.2 miles



Train Stations

Cardiff Central Station	5.8 miles
Newport Train Station	13.8 miles



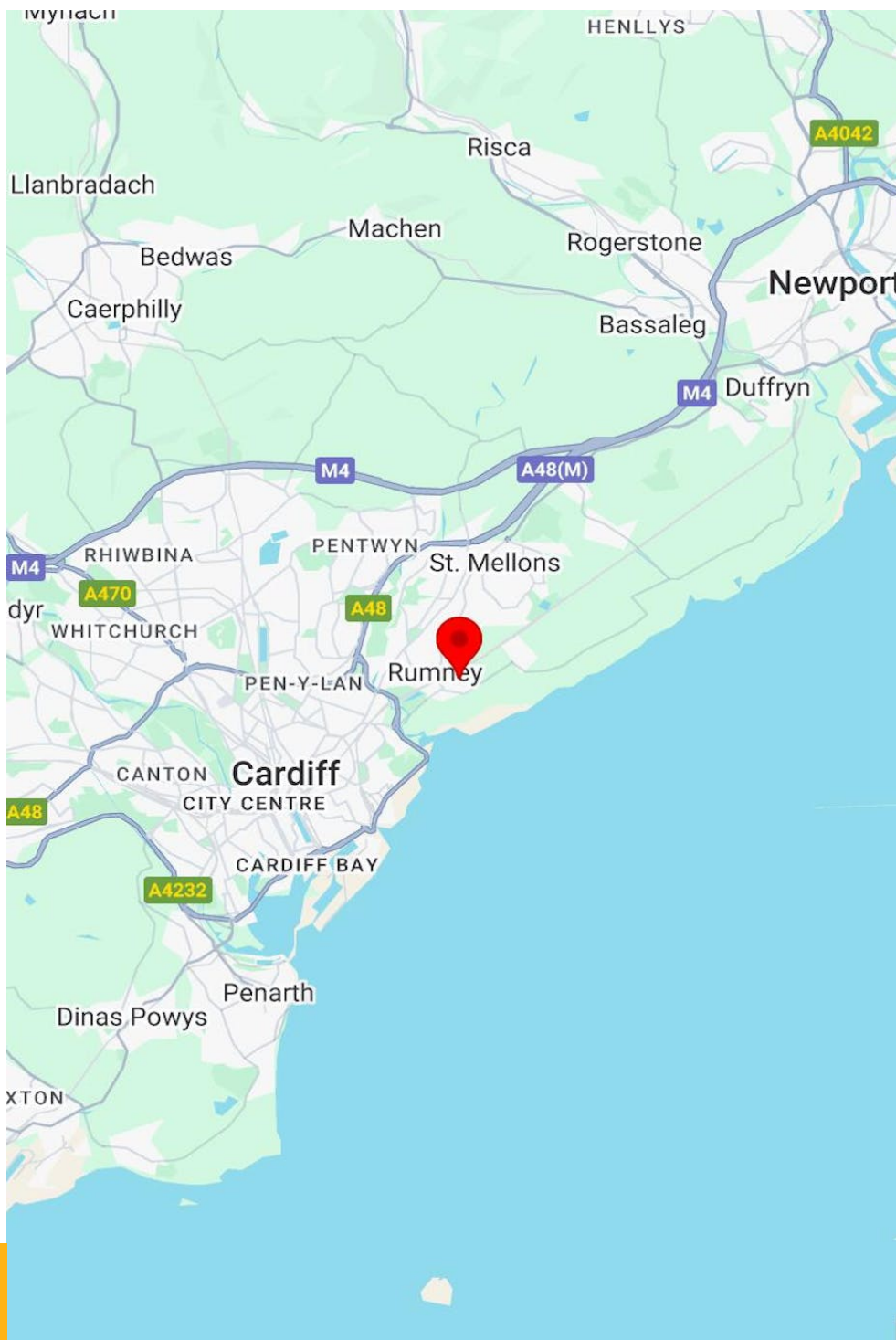
Airports

Cardiff Airport	19 miles
Bristol Airport	46 miles



Water

Port of Cardiff	5.6 miles
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Description

Unit H4 comprises a high quality mid terrace unit of steel portal frame construction, offering clear warehouse accommodation. Externally the property benefits from generous car parking and loading/circulation space.

- High quality trade/industrial/warehouse unit
- Steel portal frame
- Car parking
- Generous forecourt areas

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
H4	3,525	327
TOTAL	3,525	327

Specification



EPC: C (56)



Maximum clear
internal height (m):
7.45



Car Parking



Lighting Type: LED



Minimum clear internal
height (m): 5.3

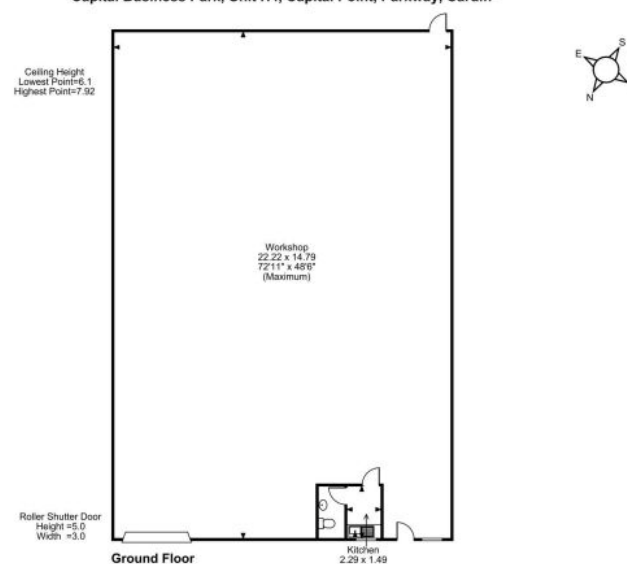


Loading Doors
(Surface level): 1



On-site security

Capital Business Park, Unit H4, Capital Point, Parkway, Cardiff



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Sat Nav. CF3 2PW



///dimes.shield.casino



what3words

Terms

Unit H4 is available on a new Full Repairing lease for a term of years to be agreed.

Rent

£27,300 per annum payable quarterly in advance

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £23,750

Rates Payable: £13,490 per annum Based on 2026 Valuation

Service charge

£2,627 per annum Budget Year End Dec 2026

Insurance

£705 per annum Premium for Year Ending Dec 2024

Legal Costs

Each party to bear their own costs

EPC

C (56)

VAT

Applicable

Availability

Available Immediately

Contact

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Best**
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Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.

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All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.