



**To Let - Industrial
Warehouse**

**Unit X5 Capital Business Park,
Cardiff, CF3 2PX**

Modern, end of terrace workshop with
additional offices

Cardiff's premier industrial/distribution location
24 hour on-site security
3,870 sq ft (360 sq m)
Large external loading / circulation area
Full height warehouse space with integral office
Generous car parking on site
Minimum eaves of 5m rising to 7.5m



Location

The unit is based on Capital Business Park in east Cardiff, c. 2 miles from the A48 (M) which links with the M4 Motorway at Junction 29 and 30 via Wentloog Avenue (B4239). The Capital Business Park is the most successful industrial Park in Cardiff and comprises over 500,000 sq ft on a 75 acre site. An additional 30 acres was acquired by Aldi who have constructed their new 500,000 sq ft Regional Distribution Centre. Other notable occupiers include FedEx, Llandaff Laminates, National Grid, Fed Ex.

Description

The property comprises a modern end of terrace workshop unit benefitting from the following:

- steel portal framed construction;
- insulated walls and roof with translucent panels;
- minimum eaves height of 5.0m rising to 7.5m;
- low energy High Bay LED daylight lighting;
- roller shutter vehicular access door;
- front car parking including 5 designated spaces;

Accommodation

The property provides the following approximate areas:

	Sq m	Sq ft
Main Warehouse & Offices	360	3,870

Subject to contract and availability

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Lease Terms

The accommodation is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Use

The property benefits from B1,82 and B8 planning use. There is potential for alternative uses subject to planning consent.

Energy Performance Certificate

The property has been rated at 64 - Band C

Rent

£23,220 per annum exclusive.

Service Charge

The occupier is to contribute towards the estate service charge for the security and maintenance of the common parts of the estate. Further information available upon request.

VAT

All figures quoted are exclusive of VAT

Business Rates

The rateable value of the property is £22,920. For the financial year 2018-19 the multiplier will be 0.514.

Legal Costs

Each party to bear their own legal and professional costs incurred.

Strictly by appointment through sole agents Powell Lloyd
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