



- Modern Warehouse
- Newly refurbished Offices & Meeting Room
- Gas supply and three-phase power distribution
- Minimum eaves height 6.17m
- Parking for 7 cars plus loading access
- Located within the Premier Capital Business Park
- Prominent Corner Unit

Max Buckland  
Max.Buckland@argroup.co.uk  
07977 687267

Gerard Barry  
Gerard.Barry@argroup.co.uk  
07812 687794

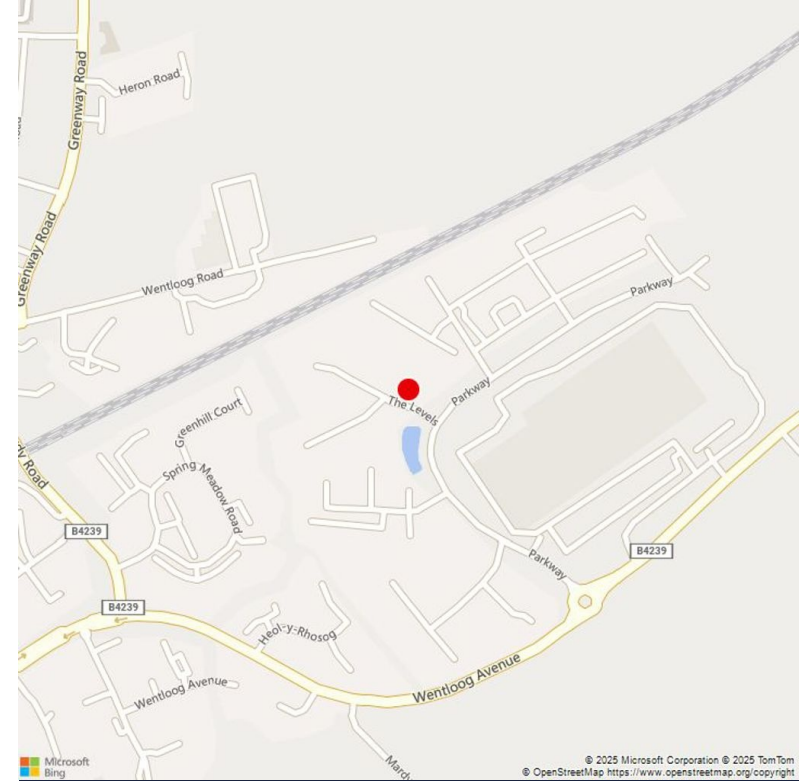
**Unit N1, Capital Business Park, Parkway, Cardiff CF3 2PU**

High Quality Warehouse In A Premier Business Park

Approx. 7,659 Sq Ft (711.52 Sq M)

**To Let**

# Unit N1, Capital Business Park, Parkway, Cardiff CF3 2PU



## Description

Unit N1 provides an end of terrace, high quality portal framed warehouse. The unit provides a dedicated pedestrian entrance for customers/staff and parking to the front for 7 cars. The space benefits from purpose built single storey office accommodation, WC facilities and kitchenette. The warehouse has a minimum eaves height of 6.17m and has 1 level access loading doors with 4m height.

## 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 Denva.

## Rent

£49,800 per annum exclusive

## Business Rates

The current Rateable Value of the property for the period 2025/26 is based on UBR multiplier of £0.568p. The Rates Payable for 2025/26 are as follows:

Rateable Value = £38,250

Rates Payable = £21,726

### IMPORTANT NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchaser/lessee should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.

## Terms

Terms - The property is available by way of an assignment or sub-let of the whole. The current head lease terms are:

Lease Date - 30 May 2024

Term - 10 years

End Date - 29 May 2034

Passing Rent - £49,800 per annum. Subject to review on 30 May 2029 (5th anniversary)

Break Clause - Tenant-only break option on 16 August 2027

The property is available via a new lease. The lease will be subject to the Landlord's consent, which will not be unreasonably withheld or delayed.

## VAT

All figures quoted are exclusive of V.A.T. where applicable

## Energy Performance Rating

C (67)

## Service Charge

TBC

## Legal Costs

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

## Viewings

By appointment via the joint agents Aitchison Raffety -  
Max Buckland 07977 687267  
Max.Buckland@argroup.co.uk,  
Or Gerard Barry  
07812 687794  
Gerard.Barry@argroup.co.uk



www.argroup.co.uk

