



To Let

Unit V3, Capital Business Park

Cardiff, CF3 2PW
1,594 sq ft (148.00 sq m)

029 2081 1581

www.emanuel-jones.co.uk

- Established industrial location with excellent connectivity
- Warehouse with mezzanine
- Quoting £17,500 per annum



Location

The property is located in Wentloog within Capital Business Park, a well-established and popular business location in east Cardiff. The estate is approximately 2 miles from the A48(M) which provides direct access to the M4 Motorway via Junctions 29 and 30. Cardiff city centre is also accessible, being located approximately 4 miles west via Rover Way and Newport Road.

Surrounding occupiers include Aldi, DPD, National Windscreens Cardiff, Natuzzi and Shred-It.



Description

The property comprises a mid-terrace unit of steel portal frame construction under a pitched roof. The unit benefits from the following specification:

- Warehouse with mezzanine
- Ground floor office
- Kitchenette and WC facilities
- Level access roller shutter door
- 3-phase electricity
- 2 no. dedicated car parking spaces with additional visitor parking
- Electric vehicle charging point

Accommodation

The property has been measured on a gross internal area (GIA) basis and provides the following approximate areas:

Description	Area sq ft	Area sq m
Warehouse	1,594	148.00
Mezzanine	766	71.10
Total	2,360	219.10

Lease Terms

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

Rent

The property is available at a quoting rent of **£17,500** per annum.

Business Rates

The property has a rateable value of £12,250. Using the 2026/27 UBR (0.502), we understand business rates payable are therefore £6,149.50.

Interested parties are advised to rely on their own enquiries with the relevant local authority.

Estate Service Charge

An estate service charge is payable by the Tenant relating to costs incurred in maintaining the common areas of the estate. Further details on request.

VAT

The property has not been elected for VAT.

EPC

The property has an EPC rating in Band B (30). A full copy of the certificate can be made available upon request.

Legal Costs

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

Viewing

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Carlo Piazza / Luca Piazza

Email: carlo@emanuel-jones.co.uk

luca@emanuel-jones.co.uk

Subject to Contract and Availability.

Contact Us:
029 2081 1581

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