

TO LET

7,659 SQ.FT. HIGH QUALITY WAREHOUSE IN PREMIER BUSINESS PARK

029 2037 8921 

fletchermorgan.co.uk 

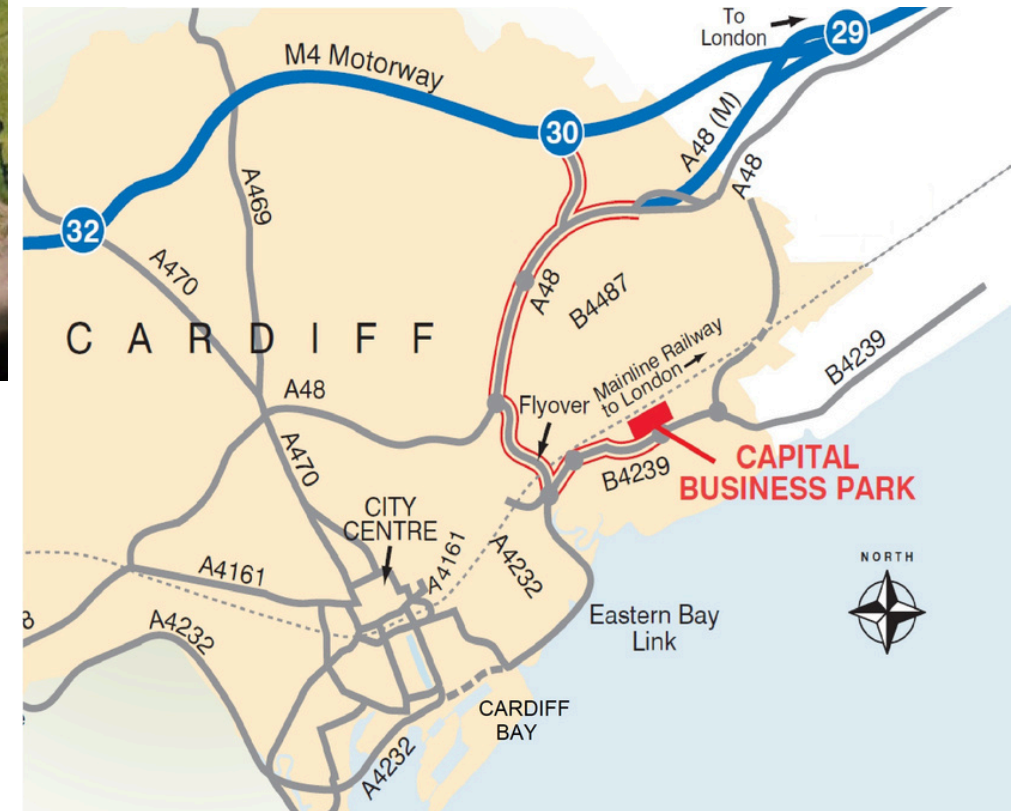
28 Park Place, Cardiff CF10 3BA 

**Fletcher
Morgan**



Unit N1, Capital Business Park, Cardiff CF3 2PU





Fletcher Morgan and the Vendor / Landlord take no responsibility for any error, mis statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither Fletcher Morgan nor anyone in their employ have any authority to make any representation or warranty in relation to the property.



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 Denvil.**

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.

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Ground Floor 7,659 sq.ft. | 711.5 sq.m.

Energy Performance Certificate

C67

VAT

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

Rates

The Rateable Value of the property is as follows:

2026/27 based on UBR multiplier of £0.502p
Rateable Value = £45,250 | Rates Payable = £22,715

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Tenure

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

- Lease Commencement Date - 30 May 2024
- Term - 10 years
- Lease Expiry 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

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

What3Words

safe.pushy.almost

Joint Agent

Max Buckland
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Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

CONTACT

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13/02/2026