

HIRONS
MORGAN
& YAPP

PROPERTY ADVISORS & CONSULTANTS

TO LET

**Quality warehouse/production space
with air conditioned offices
Also suitable for alternative uses**



**Unit A3 Capital Point
Capital Business Park
Cardiff
CF3 2PY**



(029) 20 388988

Location

Capital Business Park is situated less than 4 miles east of Cardiff city centre and within 5 minutes drive time of the A48M which leads directly to the M4.

Capital Point is prominently located at the entrance into the park and is an attractive development of modern units.

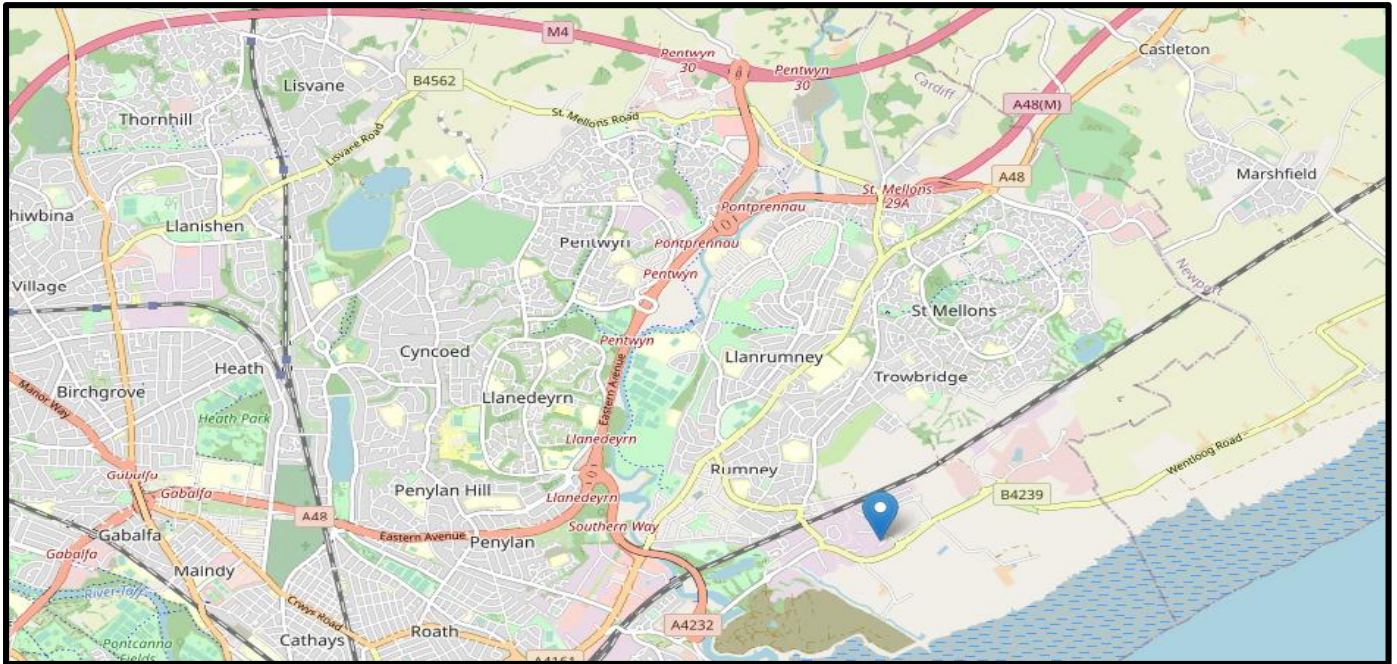
The site has a security lodge at the entrance with 24 hour security.

Accommodation

Ground floor	202 sqm	2174 sqft
First floor	167 sqm	1797 sqft
TOTAL	369 sqm	3971 sqft

Rates

Rateable value £18750
Rates payable 2020/21 £10,031



Specification

- Profile sheet roof with translucent panels
- Brick/horizontal panels to elevations
- Wc facilities
- Kitchen
- Quality air conditioned office accommodation
- Mezzanine floor
- Generous external loading/circulation
- Car parking

EPC

Band C

Terms

The unit is available to let on a new full repairing and insuring lease for a term to be agreed at a rent of £15,500 per annum exclusive. An estate service charge is payable in addition.

VAT

VAT will be payable.

Further information and viewing

Contact Mark Hiron. **07977 416731**

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(029) 20 388988

8 St Andrews Crescent, Cardiff, CF10 3DD

Email mhiron@hmy.co.uk

Web site <http://www.hmy.co.uk>

