

Industrial

# UNIT J1 & J2 | CAPITAL BUSINESS PARK

Capital Point, Parkway, Cardiff, CF3 2PZ

## UNIT J1 & J2 | 13,533 SQ FT

### industrial Unit with Office Space

Units J1-J2, Capital Business Park, Cardiff, CF3 2PZ, comprise a high-quality detached industrial/warehouse unit extending to 13,533 sq ft (1,257.26 sq m) and situated within one of Cardiff's premier industrial, trade and distribution locations. The property is currently undergoing refurbishment and will be available from Q3 2026.

The unit is of steel portal frame construction and provides clear span warehouse accommodation together with ancillary office, welfare and staff facilities, including WC and kitchenette areas. The warehouse benefits from LED lighting throughout, a minimum clear internal height of 5.1 metres rising to a maximum of 7.5 metres, and two surface-level loading doors, providing efficient access for loading and operational activities. Externally, the property benefits from a secure dedicated yard extending to approximately 0.27 acres, generous loading and circulation space, dedicated car parking and on-site security with a security lodge and 24-hour presence.

Strategically located approximately 4 miles east of Cardiff City Centre, the property offers excellent access to the regional and national motorway network.

Units J1-J2 offer an excellent opportunity for industrial, trade counter, warehouse or distribution occupiers seeking high-quality space in a well-established business location.



Lease Type

New



### Unit Summary

- ☒ Office Accommodation
- ☒ Dedicated Car Parking
- ☒ Private Yard
- ☒ Secure Estate
- ☒ Turning Circle
- ☒ WC Facilities



|                | Per Annum  | Per Sq Ft |
|----------------|------------|-----------|
| Rent           | £38,889.00 | £2.87     |
| Rates          | £14,688.00 | £1.09     |
| Service Charge | £10,084.42 | £0.75     |
| Insurance      | £1,081.80  | £0.08     |
| Total Cost     | £63,114.17 | £4.66     |

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.



For more info please visit: [unit.info/UIP0100653](https://unit.info/UIP0100653)

**+44(0) 808 169 7554**

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## 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.



Road  
M4: 2 miles



Airport  
Cardiff Airport: 17 miles



Rail  
Cardiff Station: 4 miles

## Additional Information

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Planning Class | General Industrial                                                                                 |
| Lease Summary  | The unit is available on flexible terms. Please speak to a member of our team for more information |
| Viewings       | Contact us now to arrange a viewing.                                                               |
| Legal Costs    | Each party will be responsible for their own legal costs incurred.                                 |
| EPC            | C (51)                                                                                             |



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## Key Contact



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"John is an Asset Manager based in the South."



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