

TO LET



Capital Business Park

Cardiff, CF3 2PX

CARDIFF

Capital Business Park

Cardiff, CF3 2PX

ANNUAL RENT

£30,000

5,000 SQ FT

PROPERTY TYPE

WAREHOUSE

INTERNAL AREA

5,000 SQ FT

FURNISHED

UNFURNISHED

AVAILABLE FROM

1 JUNE 2026

THE PROPERTY

For rent or sale.

A well-presented and versatile commercial unit situated within the established and popular Capital Business Park, offering a combination of warehouse/storage accommodation and high-quality office space over two floors.

The property benefits from a prominent position within the terrace and is suitable for a wide range of occupiers seeking a blend of industrial and office use.

Accommodation The unit extends to approximately 5,000 sq ft (GIA) and is arranged over ground and first floors.

Ground Floor The ground floor provides practical warehouse and storage accommodation, incorporating a combination of open-plan space and partitioned areas suitable for storage, light industrial use, or ancillary offices/staff areas. The property benefits from a full-height roller shutter door, allowing for loading access, together with WC facilities and a reception/entrance area.

First Floor The first floor has been fitted out to provide modern open-plan office accommodation, complemented by partitioned meeting rooms and breakout areas. The space benefits from good natural light and offers a contemporary working environment, with exposed services and a well-utilised layout suitable for team-based operations.

Specification Roller shutter loading door Mix of warehouse and fitted office accommodation Suspended/exposed ceiling with lighting Kitchen/breakout provisions WC facilities (ground floor) Data-ready office environment Allocated forecourt loading/parking area Externally The property benefits from a forecourt area providing parking and loading space, with vehicular access directly to the roller shutter door. Additional estate parking is available. Capital Business Park is a well-established commercial location, providing excellent access to the local road network and wider motorway connectivity. The estate is home to a mix of trade, industrial, and office occupiers. Suitable for a variety of uses (s) EPC ordered.

Service Charge: £600 plus VAT per quarter



Ross Hooper-Nash

FOUNDER AND MANAGING DIRECTOR

PONTCANNA BRANCH

029 2049 9680

223–225 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9PP

jeffreycross.co.uk



SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Council tax band is as advised by the landlord. A holding deposit, a security deposit and other permitted payments may apply; the current schedule is published at jeffreycross.co.uk/docs/lettings-fees.pdf. Client money protection: Client Money Protect, membership CMP001425. Jeffrey Ross, 223–225 Cathedral Road, Pontcanna, Cardiff, CF11 9PP. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreycross.co.uk