

TO LET

HIGH QUALITY WAREHOUSE IN PREMIER BUSINESS PARK

029 2037 8921 

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28 Park Place, Cardiff CF10 3BA 

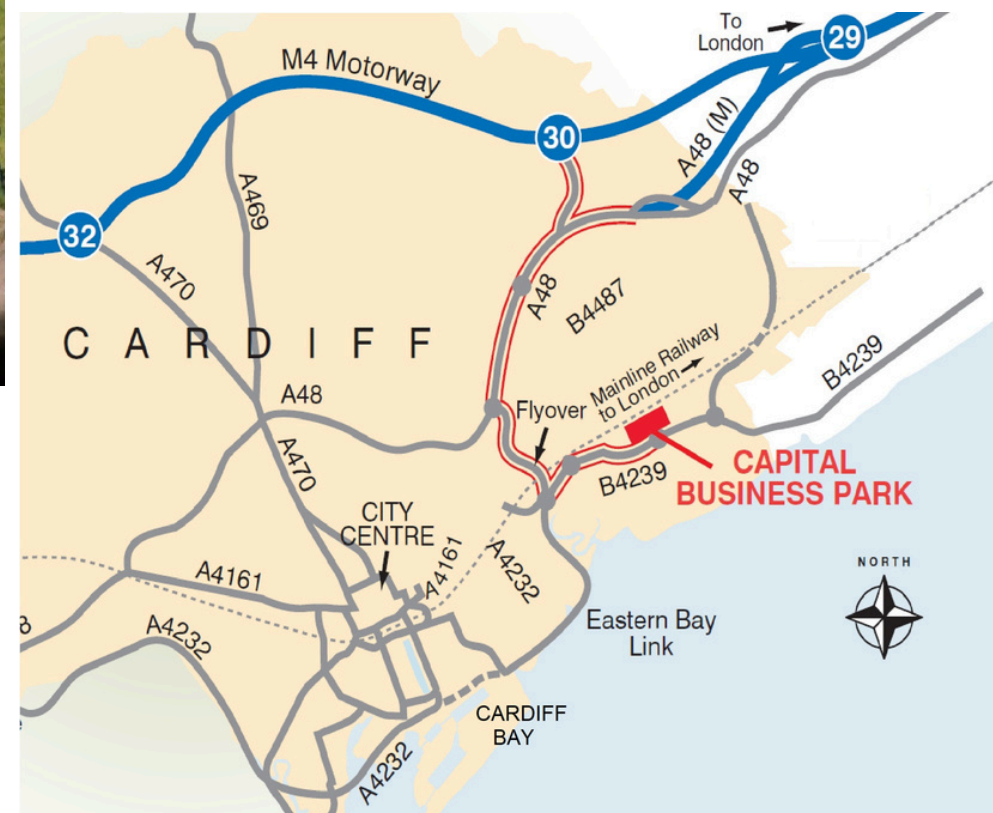


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Unit N1, Capital Business Park, Cardiff CF3 2PU







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28 Park Place Cardiff CF10 3BA

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 Denval.**

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 current Rateable Value of the property for the period 2025/26 is based on UBR multiplier of £0.568p. The Rates Payable for 2025/26 are as follows:

Rateable Value = £38,250

Rates Payable = £21,726

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 Date - 30 May 2024
- Term - 10 years
- End 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.

Joint Agent

Max Buckland

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max.buckland@argroup.co.uk



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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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.

13/11/2025

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