



**R2 CAPITAL BUSINESS PARK,
PARKWAY,
CARDIFF. CF3 2PU**

PRICE

£250,000



**FLOOR AREA:
156.5 SQ.M (1,684 SQ.FT)**



INDUSTRIAL/OFFICE HYBRID UNIT FOR SALE

- WITH PARKING TO FRONT AND LOADING YARD TO REAR
- WELL PRESENTED HYBRID UNIT
- SOUGHT AFTER LOCATION WITH EASY ACCESS TO MOTORWAY LINKS

The property forms part of a 2 storey purpose built hybrid block, with the ground floor comprising office space and warehouse with roller shuttered access. There is also additional office space to the first floor.

The office accommodation benefits from suspended ceilings, spot/category 5 lighting, ceramic tiled/concrete/carpet floors, electric heating, W.C facilities and a fully fitted kitchen.

The unit benefits further from 4 allocated car parking spaces to front, Male and Female plus Disabled W.C facilities. There is also disabled ramp access.

TENURE: FREEHOLD

ENERGY EFFICIENCY RATING: C:58

FLOOR AREA APPROX: 156.5 SQ.M (1,684 SQ.FT)

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Capital Business Park which is approximately 4 miles east of Cardiff city centre. The park is situated to the eastern outskirts of Cardiff and just beyond Wentloog Business Park. The area as a whole is an established and expanding commercial business location with swift access to the M4 at Junction 29 via Wentloog Avenue, Rover Way and the A48(M). Cardiff Rail freight terminal is within the near vicinity.

Capital Business Park provides for a 75 acre secure landscaped business environment provides industrial/distribution and commercial space being developed over a number of phases.

ACCOMMODATION

The accommodation briefly comprises:

Ground Floor -

W.C. facilities

Kitchen/Break Room/Office 22.97 sq.m (247 sq.ft)

Warehouse 98 sq.m. (1,055 sq.ft)

First Floor -

Office 35.53 sq.m. (382 sq.ft)

Floor Area - 156.5 sq.m (1,684 sq.ft)

Average Eaves Height (Warehouse) 6.825 sq.m.

TENURE/TERMS

Long Leasehold – Further information available upon request.

SERVICE CHARGES

A service charge is to be levied with respect to estate expenditure. Further information can be made available upon request.

RATEABLE VALUE

It is advised that interested parties make their own enquiries with the Commercial Rates Department on 029 20 871491/2.

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of:

Energy Efficiency Rating C:58

Copy certificate available on request

LEGAL COSTS

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

VAT

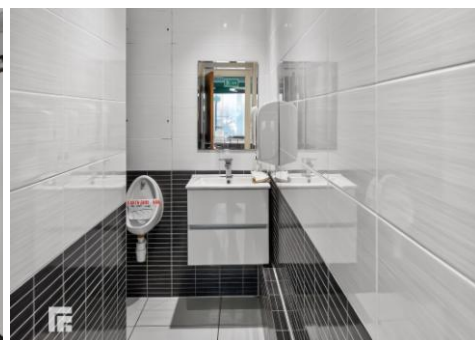
In accordance with the Finance Acts of 1989 and 1997, VAT may be applicable to the purchase price. Prospective purchasers are advised to determine the VAT implications prior to entering into any agreement.

ANTI-MONEY LAUNDERING

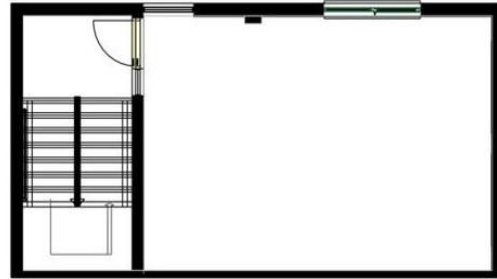
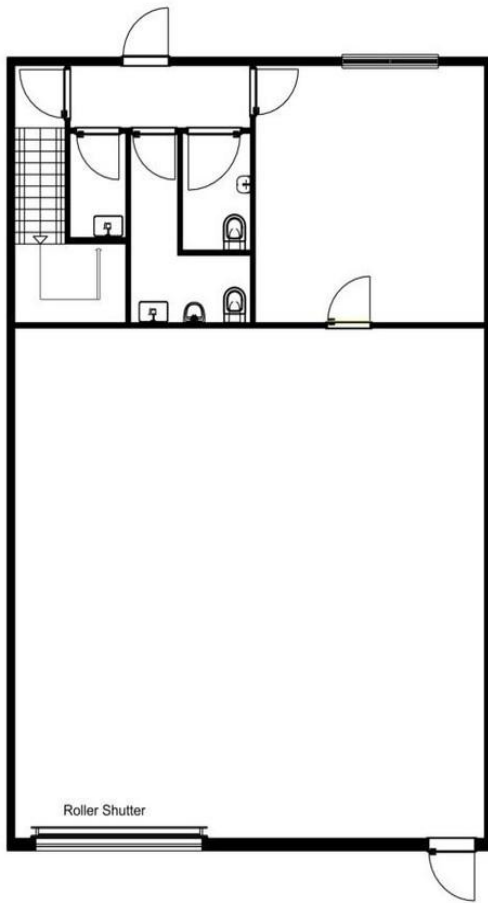
The successful purchaser will be required to provide the necessary information to comply with Anti-Money Laundering (AML) regulations.



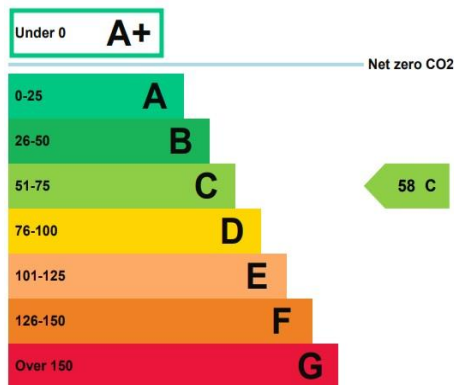
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PLEASE NOTE PLANS ARE NOT TO SCALE AND ARE FOR IDENTIFICATION PURPOSES ONLY



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