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CARDIFF

VALE

CAERPHILLY

BRISTOL

Capital Business Park



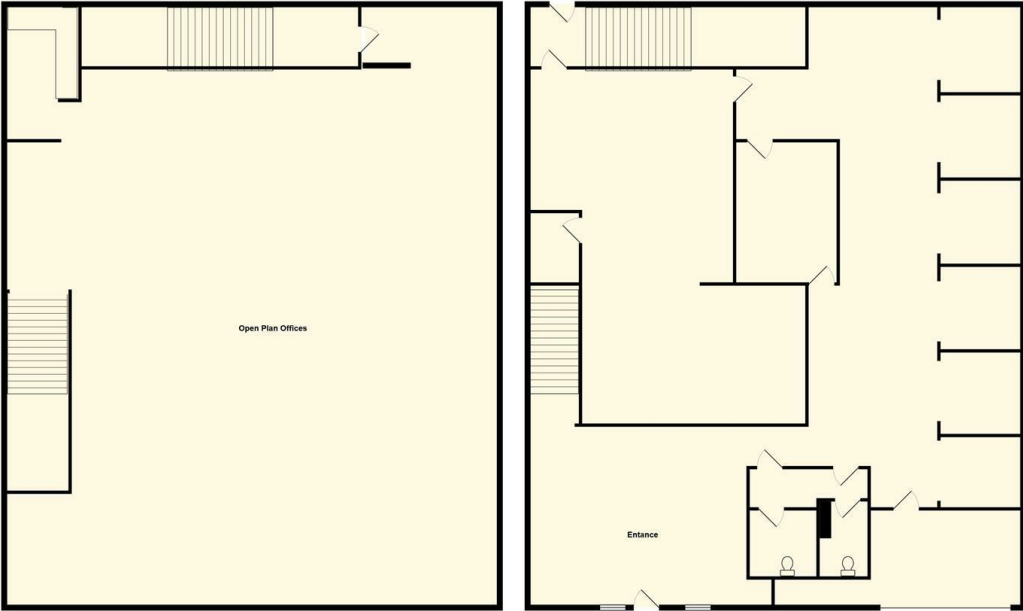


Comments by Mr Ross Hooper-Nash



Property Specialist
Mr Ross Hooper-Nash
Director

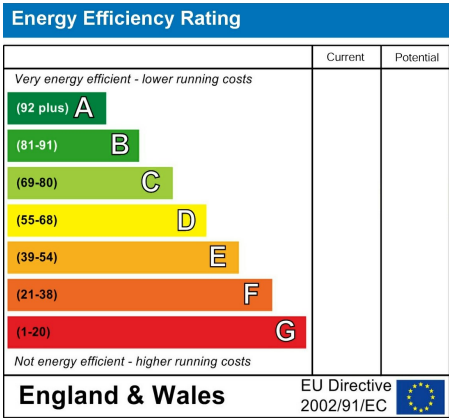
ross@jeffreygross.co.uk



First Floor

K7 Capital Business Park
Total Area 464 metre square...5000 square foot
All measurements are approximate and for display purposes only.

Ground Floor



Capital Business

, Cardiff, CF3 2PX

Per Annum

£30,000 Per Annum

 null Bedroom(s)

 null Bathroom(s)

 5000.00 sq ft



Contact our

Pontcanna Branch

02920 499680

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

