

TO LET - OFFICE

UNIT Q3

Capital Business Park, Cardiff, CF3 2PU



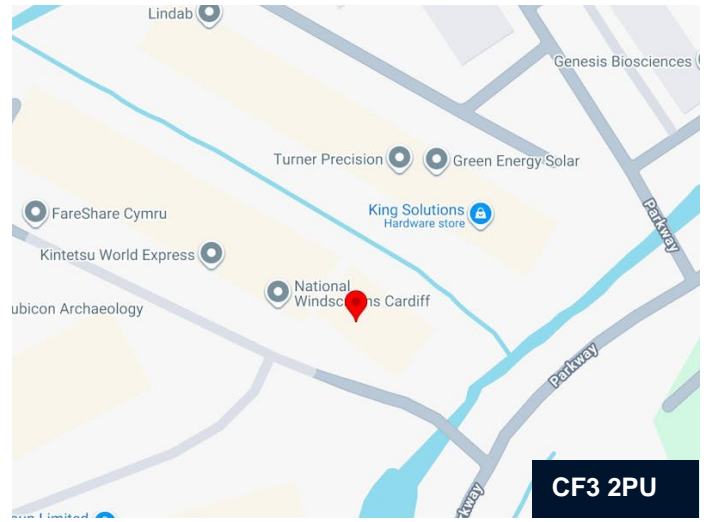
Key Highlights

- Flexible lease terms
- Kitchenette
- First floor offices
- 420 sq.ft
- 3 parking spaces

2 Kingsway
Wales CF10 3FD

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Description

The office is located on the first floor and benefits from the below:

- LED Lighting
- Carpet Flooring
- Electric Heating
- WCs
- Shared Kitchenette
- 3 Parking Spaces

The office can be offered with or without furniture. There is potential for some storage space in the ground floor warehouse (subject to terms).

Location

The property is located within Capital Business Park, four miles to the east of Cardiff city centre. Located to the east of the city, and is just past Wentloog Business Park. This wider area is a well-established and growing commercial hub, with convenient connections to the M4 at Junction 29 via Wentloog Avenue, Rover Way and the A48.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|------------|--------------|--------------|
| 1st - Office | 420 | 39.02 | Available |
| Total | 420 | 39.02 | |

Contact

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Lease Terms

A new lease for a term to be agreed.

Rent

The quoting rent is £6,000 per annum.

Rates

Further details available upon request.

Viewing

Strictly via Savills.

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