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CARDIFF

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BRISTOL

*Capital Business Park*

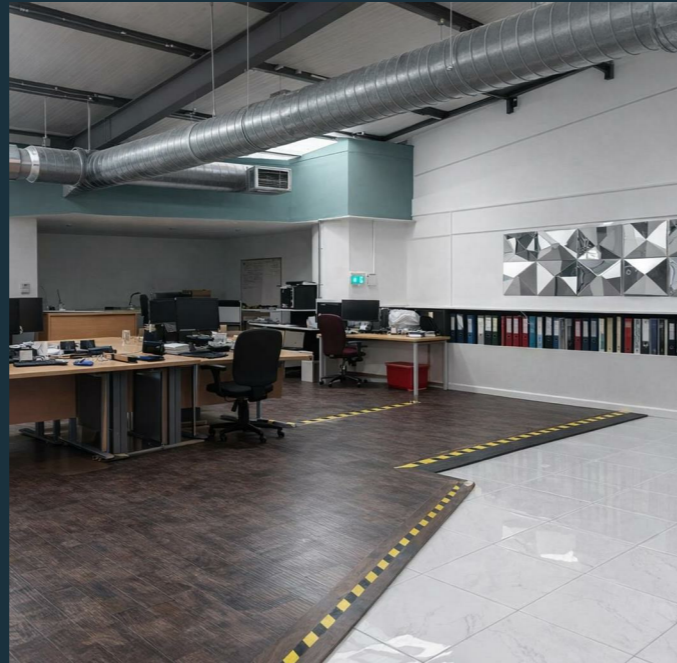


Comments by Mr Ross Hooper-Nash

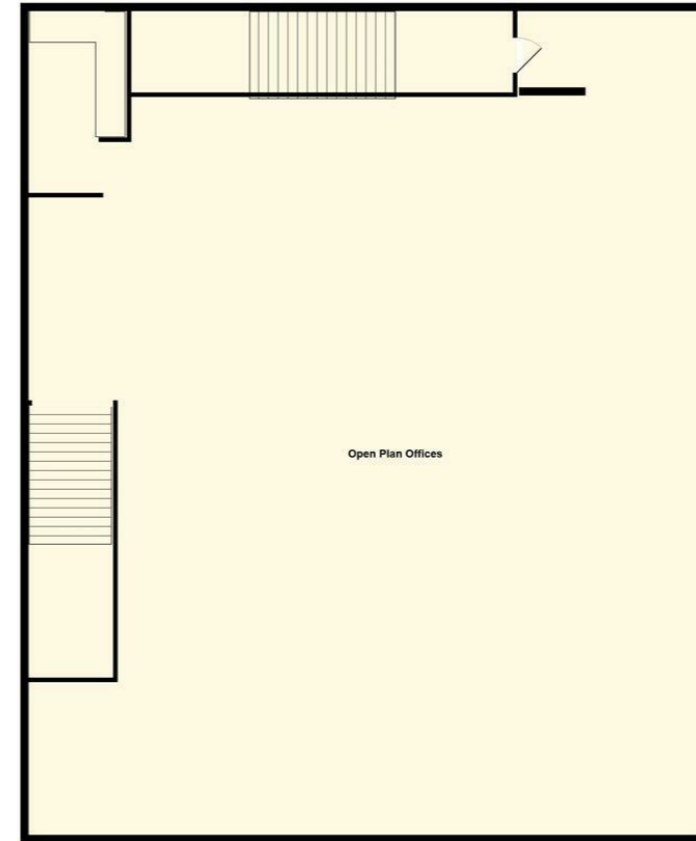


**Property Specialist**  
**Mr Ross Hooper-Nash**  
Director

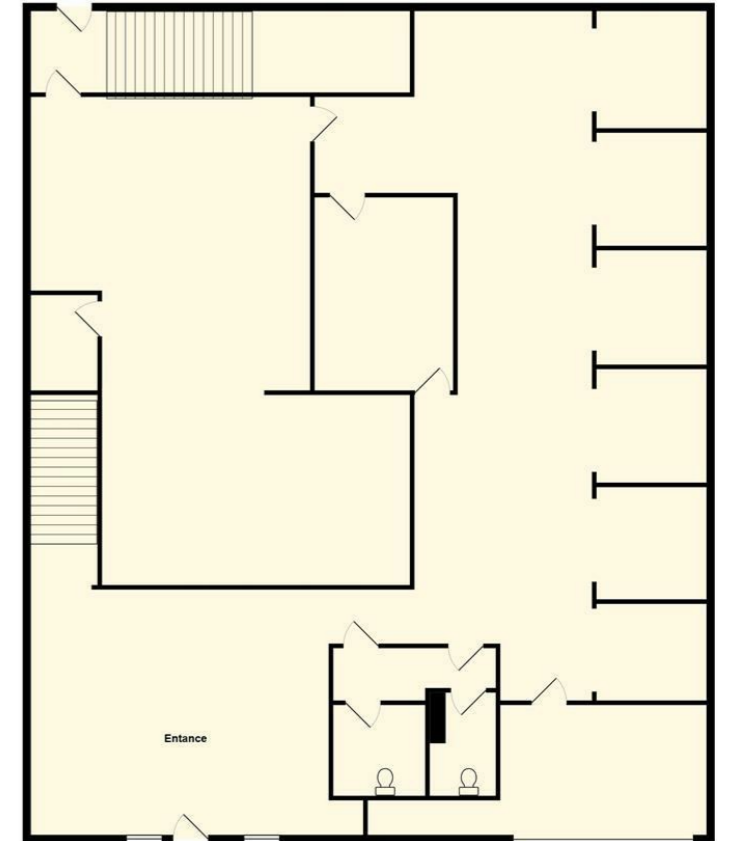
ross@jeffreycross.co.uk



Comments by the Homeowner



First Floor



Ground Floor

**K7 Capital Business Park**  
**Total Area 464 metre square...5000 square foot**

All measurements are approximate and for display purposes only

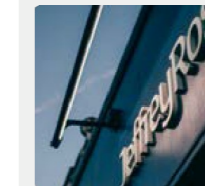
# Capital Business

, Cardiff, CF3 2PU

Per Annum

**£35,000 Per Annum**

 null Bedroom(s)  null Bathroom(s)  sq ft



Contact our

***Pontcanna Branch***

02920 499680

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.

#### Location

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC

