

# TO LET

## POD 1 CAPITAL SHOPPING PARK CARDIFF CF11 8EG



**1<sup>st</sup> FLOOR OFFICE SUITE**

**834ft<sup>2</sup> (77.5m<sup>2</sup>)**

**WITH UNLIMITED PARKING**



## LOCATION

The property is situated on Capital Shopping Park, adjacent to Cardiff City Stadium on the western side of the city centre. The location offers easy access to the city, Bay & M4 motorway via the PDR(A4232) dual carriageway. Major retailers on the park include Asda and Next, whilst the Pod includes A3 operators Costa Coffee, Greggs & Subway.

## DESCRIPTION

The Pod comprises a 2 storey building with retail on the ground floor & offices above.

## ACCOMMODATION

			ft <sup>2</sup>	m <sup>2</sup>
Pod 2	1 <sup>st</sup> floor	NIA	834	77.5

## SPECIFICATION

- Shared entrance
- Passenger lift
- Heating/cooling
- Ladies, gents & disabled wcs
- Double PVC glazing
- Suspended ceilings
- Recessed lighting
- Perimeter trunking

## EPC

'D' RATING(93)

## CAR PARKING

Unlimited parking is provided on the retail park for office tenants.

## LEASE

The accommodation is available on a new lease of 10 years with a 5 year break. Rent on application.

## RATES

Rateable value (2017)	1 <sup>st</sup>	£11,500
UBR 2022/23		£0.535

## SERVICE CHARGE

The tenant is responsible for a fair proportion of the landlords service charge, details on application.

VAT is payable on rent & service charge.

## VIEWING

By appointment with the sole agents



September 2022