# TO LET KIMBERLEY HOUSE

## FINAL 2 SUITES REMAINING

159.37 sq m (1,715 sq ft) up to 323.62 sq m (3,483 sq ft)

HIGH QUALITY REFURBISHED OFFICES12 PARKING SPACES

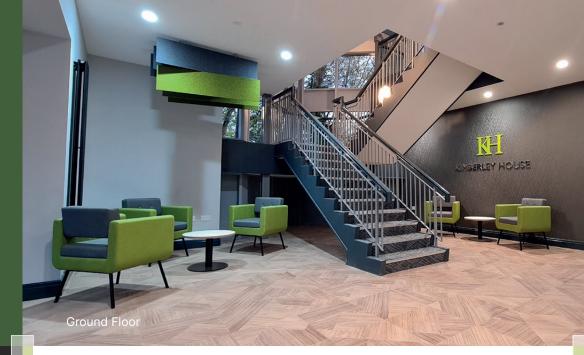
# TY GLAS AVENUE, LLANISHEN, CARDIFF, CF14 5DX

#### LOCATION

The property is situated in a prominent position on Ty Glas Avenue, Llanishen, close to the entrance to Cardiff Business Park. It is located just 4 miles north of Cardiff City Centre and can be easily accessed via junctions 29 and 30 of the M4 via the A48 or junction 32 via the A470. The property also benefits from excellent public transport links, with Ty Glas Railway Station situated within the business park and a regular bus service passing through Ty Glas Avenue. Cardiff Lifestyle Retail Park is located a short walk from the property which accommodates a Marks & Spencer, Starbucks and Homesense. Other amenities close by include Bannatyne Health Club, a JD Fitness and Llanishen Leisure Centre.

### DESCRIPTION

Kimberley House has been extensively refurbished to provide high quality accommodation with excellent natural daylight. The available suites are located on the 1st and 2nd floors.



#### **SPECIFICATION**

- Raised floor
- Exposed Services Ceiling
- LED lighting
- Carpeted throughout
- New Heating/Cooling system
- Fresh Air Ventilation
- Male, female and disabled WC's
- 8 person passenger lift

#### ACCOMMODATION

| FLOOR             | SQ M   | SQ FT |
|-------------------|--------|-------|
| FIRST FLOOR (1A)  | 164.25 | 1,768 |
| SECOND FLOOR (2A) | 159.37 | 1,715 |
| TOTAL             | 323.62 | 3,483 |

The above IPMS 3 areas have been provided in accordance with the RICS property measurement 1<sup>st</sup> edition, May 2015.









#### PARKING

Each office suite is allocated 6 parking spaces.

#### **BUSINESS RATES**

Further details on request.

### **SERVICE CHARGE**

A service charge will be levied. Further details on request.

#### **TERMS**

The property is available by way of a new lease on terms to be agreed.

#### VAT

All figures are exclusive of VAT.





#### EPC

The property has an Energy Asset Performance Rating rating of B (40).



#### **FURTHER INFORMATION / VIEWINGS**

Strictly by appointment with Savills.



#### Contact:

Gary Carver E: gcarver@savills.com T: 02920 368 963

Will Evans E: will.evans@savills.com T: 02920 368 962

Savills for themselves and for the vendor/lessor of this property whose agents they are give notice that:

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Savills / lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Savills no rany person in their employment has any authority to make or give any representation/ warranty whatsoever in relation to this property or any services. 5. All terms are quoted exclusive of VAT unless otherwise stated.

Created by Carrick Tel: 029 2083 9120 carrickcreative.co.uk September 2023

## Kimbley House, Ty Glas Avenue, Llanishen, Cardiff, CF14 5DX