

TO LET

KIMBERLEY HOUSE

TY GLAS AVENUE, LLANISHEN, CARDIFF, CF14 5DX

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 OFFICES
- 12 PARKING SPACES

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KIMBERLEY HOUSE

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.



Ground Floor

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 1st 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.





Second Floor



Plans are for identification purposes only. Not drawn to scale.

EPC

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

40 **B** 26-50

FURTHER INFORMATION / VIEWINGS

Strictly by appointment with Savills.

savills.co.uk **savills**
02920 368 900

Contact:

Gary Carver

E: gcarver@savills.com

T: 02920 368 963

Will Evans

E: will.evans@savills.com

T: 02920 368 962

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