



4 Purbeck House, Lambourne Crescent

Llanishen, Cardiff, CF14 5GF

For Sale / To Let

1,565 to 3,625 sq ft
(145.39 to 336.77 sq m)

- Purchase opportunity
- Excellent parking
- AC to part
- Kitchen facilities on each floor

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Summary

Available Size	1,565 to 3,625 sq ft
Rent	£12.50 per sq ft
Price	£415,000
Rates Payable	£18,967.50 per annum
Rateable Value	£33,750
Service Charge	N/A
Car Parking	12 spaces
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£4,644 per annum
EPC Rating	C (65)

Description

The available space comprises a self-contained ground and first floor office building within a courtyard office environment with 12 parking spaces. The building specification comprises suspended ceilings, recessed lighting, carpeted floor coverings, UPVC double glazing, gas central heating, male, female and disabled WC facilities. There are kitchen facilities on each floor.

Location

The property is located in Cardiff Business Park an established business park situated approximately 5 miles north of Cardiff City centre. Junction 32 of the M4 is 3 miles north west of the property and there are excellent public transport links with regular bus services along Ty Glas Avenue and both Ty Glas and Birchgrove railway stations are in very close proximity.

The location benefits from excellent amenities with a number of retail outlets including Marks & Spencer food, Starbucks and Morrisons. There are also a number of fitness centres in close proximity.

Accommodation

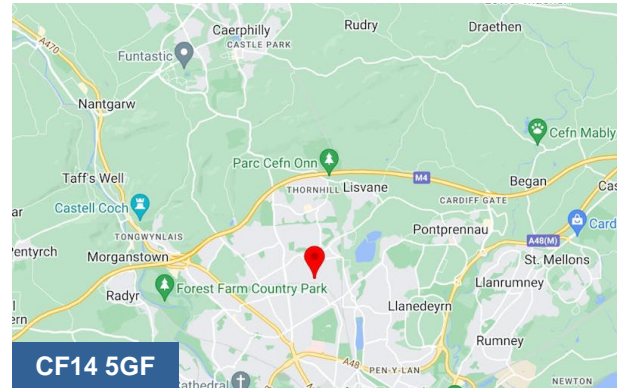
Name	sq ft	sq m	Availability
Ground	1,565	145.39	Available
1st	2,060	191.38	Available
Total	3,625	336.77	

Insurance

£717 per/annum

Viewings

Strictly by appointment with sole agents Cooke & Arkwright.



Viewing & Further Information



Mark Siddons

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