



## Unit 9, Greenhill Court

Springmeadow Business Park, CARDIFF, CF3 2AG

**High specification  
accommodation and  
warehouse storage**

**3,679 sq ft**  
(341.79 sq m)

- Attractive Hybrid Unit
- Purchase Opportunity
- Well connected road links to Cardiff City Centre and M4
- Carpeted floors
- Air conditioning
- WC's
- Kitchen facilities
- 3-phase electricity

# Unit 9, Greenhill Court, Springmeadow Business Park, CARDIFF, CF3 2AG

## Summary

<b>Available Size</b>	3,679 sq ft
<b>Price</b>	Offers from £300,000
<b>Rates Payable</b>	£8,149 per annum
<b>Rateable Value</b>	£14,500
<b>Service Charge</b>	£500 per annum
<b>Car Parking</b>	There is a concrete forecourt to the front of the property for parking and vehicle loading.
<b>VAT</b>	Applicable. VAT will be charged in addition.
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	£500 per annum
<b>EPC Rating</b>	C (71)

## Description

The hybrid unit provides a combination of high specification 2 storey office accommodation and warehouse storage.

## Location

Springmeadow Business Park is a well established commercial destination, located in Wentlog, approximately 3 miles to the East of Cardiff City Centre,

Motorway access is provided via the A48 which connects with the M4 Motorway at Junction 30 (heading west) and Junction 29 (heading east). The estate is accessed from Mardy Road via Lamby Way.

## Accommodation

The accommodation comprises of the following:

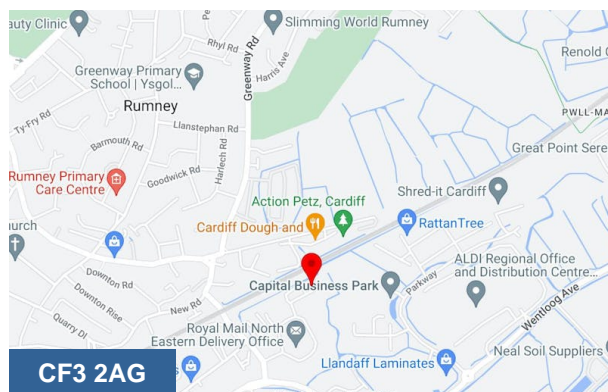
Name	sq ft	sq m	Availability
Ground	2,018	187.48	Available
Mezzanine - First Floor	1,661	154.31	Available
<b>Total</b>	<b>3,679</b>	<b>341.79</b>	

## Tenure

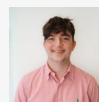
999 year long leasehold interest (dated 29th September 2007) is available to purchase.

## Parking

There is a concrete forecourt to the front of the property for parking and vehicle loading.



## Viewing & Further Information



**Max Wood**

02920346336

max.wood@coark.com



**Rhys Price**

02920 346374

rhys.price@coark.com



**Mark Siddons**

029 2034 6361

mark.siddons@coark.com