



1st & 2nd Floor, 2 Village Way,
Greenmeadow Springs, Cardiff, CF15 7NE

TO LET

1st & 2nd Floor Offices with Parking
3,200 sq ft (297.28 sq m)

- + £13.50 per sq ft per annum exclusive
- + 14 car parking spaces
- + Passenger Lift
- + Male, female and disabled WC's

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

Greenmeadow Springs Business Park has established itself as a leading business park development adjacent to Junction 32 of the M4 motorway. It is already home to several national occupiers including Barratt Homes, Cadwyn Housing Association, NHS Trust and HID Global.

It has easy access to the M4 corridor being situated on the north side of Junction 32 of the M4 at its intersection with the A470 dual carriageway.

DESCRIPTION

2 Village Way is a 3 storey semi detached office building with undercroft car parking. The available offices are the first and second floors providing flexible open plan work space with a few demountable partitions.

The offices provide the following specification:

- + Comfort cooling throughout
- + Full accessible raised floors
- + Suspended ceiling with recessed lighting
- + Fully carpeted
- + Double glazed windows with blinds
- + Shared male, female & disabled WC's
- + Passenger lift

ACCOMMODATION

The property comprises the following areas (NIA):

First Floor	1,600sq ft		(148.64 sq m)
Second Floor	1,600sq ft		(148.64 sq m)
TOTAL	3,200 sq ft	 	(297.28 sq m)

CAR PARKING

14 car parking spaces are available with the offices offering a parking ratio of 1 space per 228 sq ft.

LEASE TERMS

The accommodation is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

RENT

£13.50 per square foot per annum exclusive.

SERVICE CHARGE

The tenant will be responsible for a fair proportion of the service charge. Further details on request.

VAT

The property has been elected for VAT and will be charged where applicable.

EPC

To be assessed.

BUSINESS RATES

We understand that the rateable value of the floors are as follows:

First Floor - £16,250
Second Floor - £16,250

The 2023/24 UBR is 53.3p

Interested parties should rely on their own enquiries with the local authority.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rhys Williams / Carlo Piazza
Email: rhys@emanuel-jones.co.uk
carlo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



March 2023

**1st & 2nd Floor, 2 Village Way,
Greenmeadow Springs, Cardiff, CF15 7NE**

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contact. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.