



## 6 Cae Gwyrdd,

Greenmeadow Springs Business Park, Cardiff, CF15 7AB

### TO LET

**MODERN GROUND FLOOR OFFICE  
WITH PARKING**

**2,100 sq ft (195.10 sq m)**

- + Comfort cooling system throughout
- + Suspended ceilings with recessed lighting
- + Fully accessible raised floors
- + Modern male, female and disabled WC's
- + 9 car parking spaces

029 2081 1581

[www.emanuel-jones.co.uk](http://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**

The available accommodation comprises the ground floor within 6 Cae Gwyrdd, a modern end of terrace office building. The floor plate provides flexible open plan space allowing any occupier to fit out in accordance with their business needs.

The offices provide the following specification;

- + Comfort cooling system throughout
- + Suspended ceilings incorporating recessed lighting
- + Fully accessible raised floors
- + Part partitioned offices
- + Kitchen facilities
- + Fully carpeted
- + Modern male, female & disabled WC's
- + DDA compliant with passenger lift

**ACCOMMODATION**

Ground Floor                      2,100 sq ft | (195.10 sq m)

**CAR PARKING**

9 parking spaces are available with the first floor.

**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**

£30,450 per annum exclusive.

**SERVICE CHARGE**

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

**BUSINESS RATES**

We understand that the rateable value of the property is £25,000 and the rates payable for the year ending March 2024 are £13,375..

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

**VAT**

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

**EPC**

To be assessed.

**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 2024

**6 Cae Gwyrdd,  
Greenmeadow Springs Business Park, Cardiff**

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