

# Offices

## 34-37 Lambourne Crescent, Cardiff Business Park, Llanishen, Cardiff, CF14 5GG

### To Let



- 318.37 Sq M (3,427 Sq Ft) up to 754 Sq M (8,116 Sq Ft)
- Modern courtyard office building
- 39 car parking spaces
- 5 miles north of the city centre

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## Location

The property is situated in Cardiff Business Park, Llanishen, approximately 5 miles north of the city centre. The location benefits from excellent public transport links, with Parc Ty Glas railway station within a short walking distance and frequent bus routes passing through Ty Glas Avenue. The property is easily accessed by car with J32 of the M4 within a 5 minute drive to the north, via the A470. There are a number of amenities in close proximity including Starbucks, M&S, Bannatyne Health Club and DW Fitness.

## Description

34-37 Lambourne Crescent comprises a courtyard office building, with the available accommodation situated over 2 floors. The property is being refurbished to provide good quality accommodation with a specification including; gas central heating, new suspended ceilings throughout, recessed LED lighting, passenger lift, modern reception area, male and female WC's on the ground and first floors, perimeter trunking and double glazed timber frame windows.

## Accommodation

	Sq M	Sq Ft
Ground floor reception	28.24	304
Ground floor	318.37	3,427
First floor	407.37	4,385
<b>Total Area</b>	<b>753.98</b>	<b>8,116</b>

Floor by floor lettings will be considered.

## Parking

The office benefits from 39 allocated parking spaces.

## Terms

The property is available for sale with vacant possession or to let as a whole or on a floor by floor basis for a term to be agreed.

## Rent

Rent of £12.75 per sq ft.

## Building/Estate Service Charge

A building/estate service charge is payable. Further details on request.

## Contact

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## Business Rates

Rateable Value	£101,000
Rates Payable	£49,086 (2016/17)

## EPC

The property has an Energy performance asset rating of 69 (Rating C).

## Legal Costs

Each party to bear their own legal costs.

## VAT

All figures quoted are exclusive of VAT.

## Viewings

Strictly by appointment via Savills or via joint agents Cushman & Wakefield.

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