



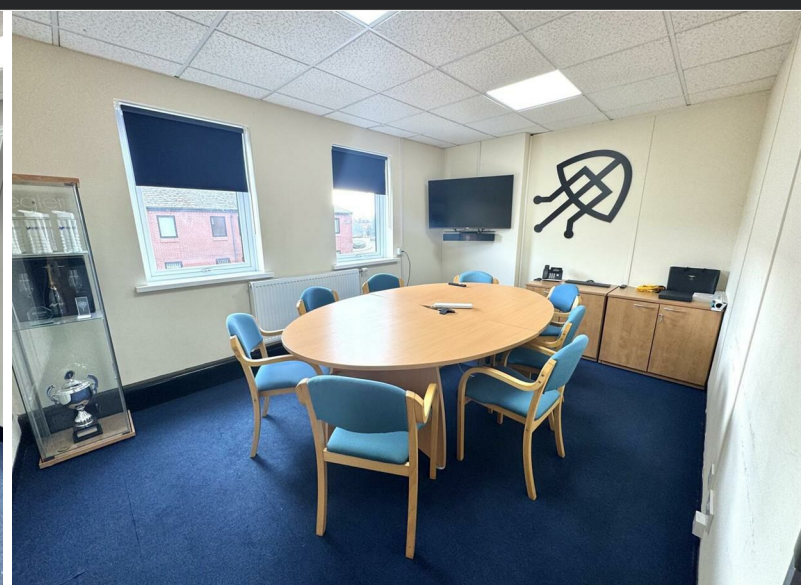
Per Annum  
£20,000 Per Annum



Unit 44 Lambourne  
Crescent, Llanishen,  
Cardiff, CF14 5GG

Commercial

- 10 Allocated Parking Spaces
- Modern Offices
- Reception Area
- Modern Kitchen
- Ty Glas Railway Station in close proximity
- Central Heating
- Good public transport with bus stops nearby







Unit 44, Lambourne Crescent in Llanishen presents a standalone office structure spanning across two floors. These modern and fully refurbished offices, offer a blend of open-plan and partitioned office areas, along with kitchen facilities and 10 parking spaces.

## Location

Nestled within Cardiff Business Park, this property enjoys a strategic commercial position approximately five miles north of Cardiff City Centre. It benefits from excellent transportation links, with frequent bus services along Ty Glas Avenue and convenient access to Parc Ty Glas Railway Station, providing direct routes to the City. Easy access to J32 of the M4 via the A470 is within a five-minute drive. Cardiff Lifestyle Shopping Park is within proximity, featuring a variety of well-known retailers such as M&S, Boots, Starbucks, and McDonald's.

### ACCOMMODATION

Our measurements are on a net internal basis appropriate for offices of this type as follows:

#### GROUND FLOOR

Ground floor net internal area – 59 m<sup>2</sup>/636ft<sup>2</sup> comprising:  
Front entrance hall; side WC; open plan reception office 23.9m<sup>2</sup>  
Corner office 7.8m<sup>2</sup>  
Adjacent office 10.5m<sup>2</sup>  
Side Workshop 16.8m<sup>2</sup>

### ACCOMMODATION

Ground Floor 636  
ft<sup>2</sup>/59 m<sup>2</sup>

First Floor 1008 ft<sup>2</sup>/94  
m<sup>2</sup>

Total 1644 ft<sup>2</sup>/153 m<sup>2</sup>

### INFORMATION

1664.00 sq ft

10 Parking  
Spaces

#### FIRST FLOOR

First floor net internal area – 94m<sup>2</sup>/1008ft<sup>2</sup> comprising:  
First floor landing/stairs and co-gender WC  
Open plan office 26.94m<sup>2</sup>  
Side office 11.9m<sup>2</sup>  
Middle office 19.1m<sup>2</sup>  
End office 14.2m<sup>2</sup>  
Corner office 21.5m<sup>2</sup>

#### TOTAL

Combined ground/first floors 153m<sup>2</sup>/1,644ft<sup>2</sup>

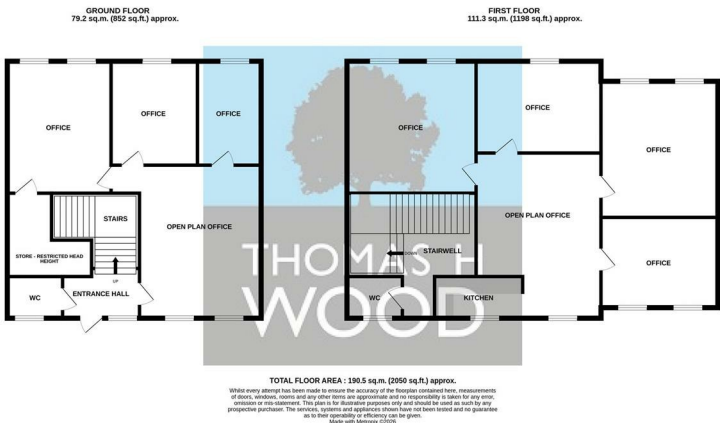
#### PARKING

10 allocated spaces

#### COST

£20,000 per annum

| Energy Efficiency Rating                    |                                                                                     |                                                                                                                |
|---------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current                                                                             | Potential                                                                                                      |
| Very energy efficient - lower running costs |                                                                                     |                                                                                                                |
| (92 plus) <b>A</b>                          |  |                                                                                                                |
| (81-91) <b>B</b>                            |                                                                                     |                                                                                                                |
| (69-80) <b>C</b>                            |                                                                                     |                                                                                                                |
| (55-68) <b>D</b>                            |                                                                                     |                                                                                                                |
| (39-54) <b>E</b>                            |                                                                                     |                                                                                                                |
| (21-38) <b>F</b>                            |                                                                                     |                                                                                                                |
| (1-20) <b>G</b>                             |                                                                                     |                                                                                                                |
| Not energy efficient - higher running costs |                                                                                     |                                                                                                                |
| England & Wales                             |                                                                                     | EU Directive<br>2002/91/EC  |



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

#### WHITCHURCH BRANCH

14 Park Road,  
Whitchurch  
CF14 7BQ

#### RADYR BRANCH

5 Station Road,  
Radyr, Cardiff  
CF15 8AA

#### CONTACT

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