

Offices

savills

1 Riverside Court, Gwaelod Y Garth, Cardiff, CF15 9YY

savills.com



TO LET

- 272.2 Sq M – 544.40 Sq M
(2,930 Sq Ft – 5,860 Sq Ft)
- 22 parking spaces
- Just off the A470, just north of J32 of the M4
- 5 miles north of Cardiff city centre

For Further Information:

Savills
12 Windsor Place
Cardiff
CF10 3BY
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Contact:
Gary Carver
029 2036 8963
07972 000 171
gcarver@savills.com

Contact:
Sam Middlemiss
029 2026 8962
07870 999 243
smiddlemiss@savills.com

Location

1 Riverside Court is ideally located being just off the A470 at the Taffs Well junction, approximately half a mile north of J32 of the M4 Motorway. Cardiff city centre is approximately 5 miles to the south.

Riverside Court is an established business park built in the 1990's. It lies adjacent to the Ty Nant Court development and in close proximity to Gwaelod y Garth Ind. Estate. There are a range of amenities in close proximity including the Ty Nant public house, Pughs Garden Village and at J32 an Asda food store, 2 hotels and a McDonalds.

Description

The property comprises a two storey, detached office building set around a central courtyard. The building is being refurbished to provide good quality office accommodation. It benefits from a specification including suspended ceilings, electric central heating, perimeter trunking, a 5 person passenger lift, male and female WC's on ground and first floor and a disabled WC on the ground floor.

Accommodation

	Sq M	Sq Ft
Ground North	272.20	2,930
Ground South	272.20	2,930
Total	544.40	5,860

Parking

There are 22 parking spaces allocated to the offices.

Rent/ Lease Terms

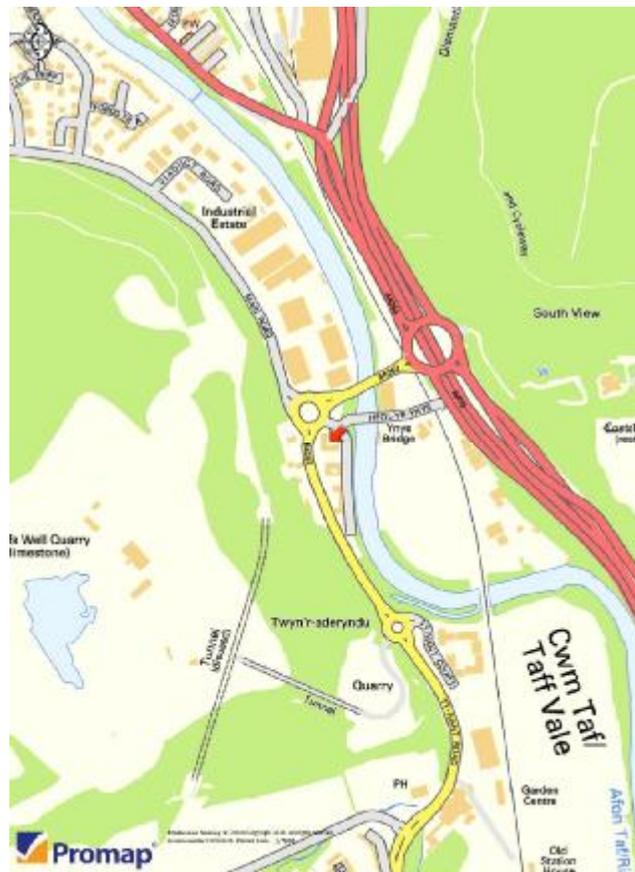
The offices are available to let by way of a new lease for a term to be agreed. Rent on application.

Service Charge

A service charge is payable. Further details on request.

Business Rates

Further information available upon request.



VAT

All figures quoted are exclusive of VAT.

EPC

C Rating (68). A copy of the Energy Performance Certificate can be provided upon request.

Legal Costs

Each party to bear their own legal costs

Viewing

Strictly by appointment with Savills, or with joint agents, JLL and Cushman & Wakefield.

For Further Information:

Subject to contract

Apr 2016

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