

TO LET

1,466 SQ. FT. GROUND FLOOR OFFICE SUITE WITH 6 CAR PARKING SPACES

029 2037 8921 

fletchermorgan.co.uk 

25 Park Place, Cardiff CF10 3BA 



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Morgan**



31 Lambourne Crescent, Llanishen, Cardiff CF14 5GF

Location

Lambourne Crescent forms part of Cardiff Business Park, an established commercial location situated approximately 5 miles north of Cardiff City Centre. The building forms part of a larger office development and is prominently situated over-looking Parc-Ty-Glas Avenue.

The area benefits from good public transport links with regular bus services passing through Ty Glas Avenue and easy access Parc Ty Glas railway station with services leading directly to Cardiff City Centre. Cardiff Lifestyle Shopping Park is within a short walking distance, providing access to amenities such as **Starbucks, McDonald's, Boots & Marks & Spencer**. The property is easily accessed by car with J32 of the M4 within a 5-minute drive to the north, via the A470.

Some notable occupiers in the immediate area include **S4C, Bannatyne Health Club & Spar, Pelican Healthcare & Wild Water Solutions**.

Description

31 Lambourne Crescent comprises a modern, self-contained office building set over two storeys which provides a mixture of open plan and cellular office accommodation. The building is constructed of cavity brick with a slate roof covering and over-looks a central communal courtyard. Briefly, the internal aspects benefit from the following specification:

- Carpeted throughout
- Timber double glazed windows.
- Gas central heating. Boiler on each floor.
- Recessed LED lighting.
- Secure door entry system.
- Alarm system.
- Male & Female WC facilities. Two disabled compliant.
- Kitchen on 1st floor.

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Ground Floor = 1,466 sq.ft. | 36.2 sq.m.

The property benefits from 6 car parking spaces.

Rates

The current Rateable Value of the property for the period 2020/21 is based on UBR multiplier of £0.535p. The Rates Payable for 2020/21 are as follows:

Rateable Value = £13,348

Rates Payable = £7,141

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Tenure

The subject property is available on a Full Repairing and Insuring basis.

Rent

£11.00/sq.ft. per annum exclusive

Energy Performance Certificate

C54

VAT

The property is not V.A.T. registered.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.



CONTACT

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