



UNIT 2 VILLAGE WAY, GREENMEADOWS SPRINGS, CF15 7NE

Ground Office Accommodation to Let

Established Business Park Location

Excellent Access to the M4 Motorway

Generous Car Parking Ratio of (1:228 sq ft)

1,656 sq ft (153.87 sq m)

Quoting £13.50 per sq ft per annum exclusive



LOCATION

Townsgwynlais is a village to the North of Cardiff, close to the visible landmark of Castell Coch and near to Junction 32 of the M4 motorway providing excellent transport links. It has a population of 1946 as at the 2001 census. It is 5 miles north of Cardiff City Centre and 7 miles South of Pontypridd.

The property is located on Greenemadows Springs Business Park, which is an established business park development. This has immediate access to the M4 Motorway, being on the intersection of the M4 and A470 at J32. Nearby occupiers include Lorne Stewart. Smart Solutions, Newydd Group, Track Consulting amongst others.

DESCRIPTION

The property is a three storey office building with basement parking. The second floor offices are currently occupied.

The ground floor offices provide floor and wall mounted sockets carpeting, suspended ceilings with recessed LED lighting and double-glazed windows with shutters and blinds. There are several partitioned offices and a separate kitchen.

In addition, the property benefits from shared male and female toilets including disabled toilets and a passenger lift. The ground floor access is via a coded door with a security shutter.

ACCOMMODATION

Ground Floor 153.87 sq m (1,656 sq ft)

7 car parking spaces are be provided with the office, within both basement and external spaces.

PLANNING

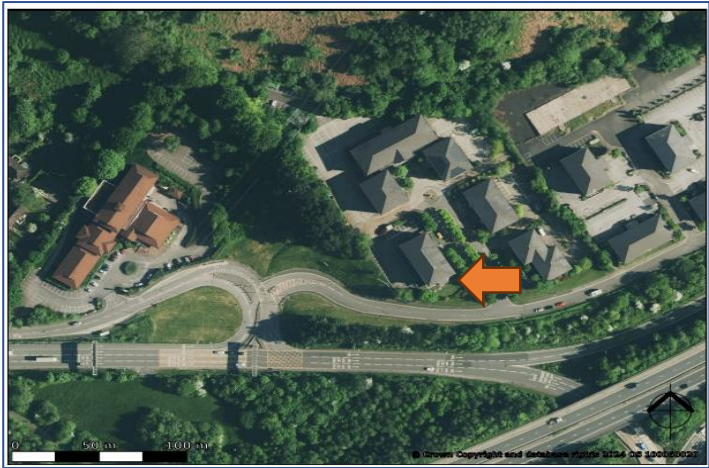
We understand that the property benefits from planning consent for office use. However, we recommend that interested parties make their own enquiries to the local authority.

LOCAL AUTHORITY

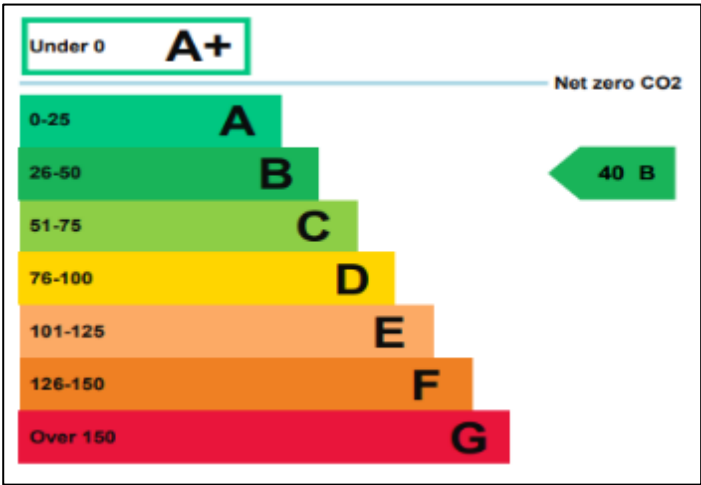
Cardiff City Council:
Tel: 029 2087 2087

RATING ASSESSMENT

	RV	RATES
GROUND FLOOR	£20,750	£11,661.50



ENERGY PERFORMANCE CERTIFICATE



Plans are provided for identification purposes only and are not to be relied upon for any other purpose.

TENURE

The ground floor office is available to let by way of a new lease with the Landlord. Quoting rent is £13.50 per sq ft, exclusive. A service charge will also be payable by the tenant with latest figures available upon request.

VIEWING

Should you require further information or wish to arrange a viewing, please contact:-

DAN SMITH
01633 740 740
dan@m4pc.co.uk

CLAIRE BIGNELL
01633 740 740
claire@m4pc.co.uk

Alternatively please contact Rhys Williams / Carlo Piazza at Emanuel Jones on 02920 811 581.



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