



Suite A, 1 Ty Nant Court

Morganstown, Cardiff, CF15 8LW

TO LET

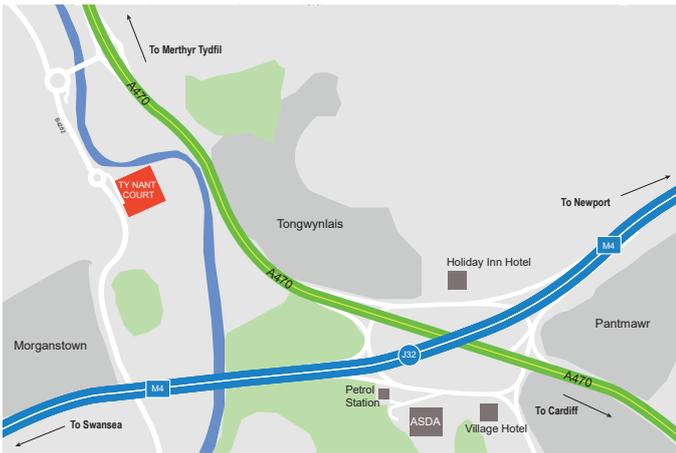
HIGH QUALITY OFFICE SUITE WITH PARKING

1,579 ft² (146.72 m²)

- + Air conditioning throughout
- + Gas central heating
- + Double glazed windows
- + Carpeted throughout
- + Male, female and disabled WC's
- + Intercom system and intruder alarm

029 2081 1581

www.emanuel-jones.co.uk



LOCATION

The property is situated within the established Ty Nant Court business park less than 1 mile from Junction 32 of the M4 motorway. The building benefits from a prominent position at the front of the estate. Notable occupiers within the business park include Inspire Design architects, Ategi, Integral and Sphere Solutions.

DESCRIPTION

The available accommodation is a ground floor office suite totalling 1,579 ft² and incorporates the following;

- + Suspending ceilings with recessed LED lighting
- + Double glazed offices with accessible raised floors
- + Air conditioning throughout
- + Gas central heating system
- + Shower facilities
- + Shared WC's at ground floor level
- + Intruder alarm and intercom system

CAR PARKING

6 car parking spaces are available with the suite.

TERMS

The accommodation is available for lease on an effective full repairing and insuring basis. The tenant will contribute to the estate and building service charge which will be paid on a pro rata basis.

BUSINESS RATES

The rateable value of the suite is yet to be assessed but we understand the 2017 listing would be approximately £13,000.

Interested parties should rely on their own enquiries with the Local Authority.

VAT

The property has been elected for VAT and will be charged where applicable.

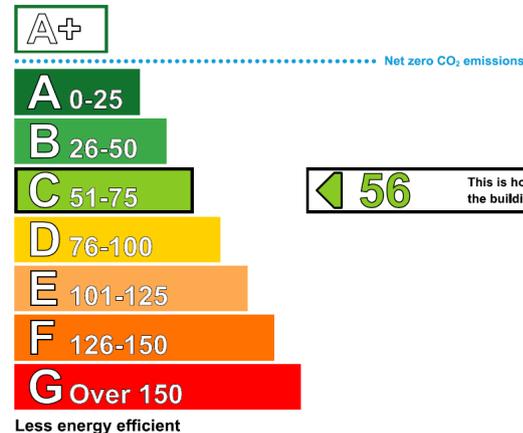


RENT

£20,000 per annum exclusive.

EPC

More energy efficient



LEGAL COSTS

Each party is to bear their own legal costs.

VIEWING

Strictly by appointment through sole agents:-

Contact: Rob Emanuel / Rhys Williams
 Email: rob@emanuel-jones.co.uk
 Email: rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT & AVAILABILITY



August 2016

Suite A, 1 Ty Nant Court
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