



5 Ty Nant Court

Morganstown, Cardiff, CF15 8LW

HIGH QUALITY GROUND FLOOR
OFFICE - TO LET

1,225 ft² (113.80 m²)

- + Independent gas central heating
- + Air conditioning throughout
- + Carpeted throughout
- + Unisex & disabled WC's
- + Shower facilities
- + Intercom system and intruder alarm

029 2081 1581

www.emanuel-jones.co.uk



LOCATION

The property is situated within the successful Ty Nant Court development, approximately 1.5 miles north of Junction 32 of the M4 motorway and 5 miles north of Cardiff's City Centre. The development is within a short distance of the A470 dual carriageway which connects to Merthyr Tydfil some 20 miles to the north. The development totals around 41,000 ft² in 11 buildings and has a wide range of occupiers including Sphere Solutions, Integral and Ategi.

DESCRIPTION

The available property is the whole ground floor totalling 1,225 ft². The accommodation has been fitted out to a very high standard and incorporates the following;

- + Suspended ceilings with recessed lighting
- + Fully accessible raised floors with carpet tiles
- + Independent gas fired central heating system
- + Air conditioning throughout
- + Kitchen facilities
- + Unisex & disabled WC at ground floor level
- + Unisex WC at first floor level
- + Shower facilities
- + Independent metering system
- + Fob key entry system
- + Category 5 cabling

CAR PARKING

4 car parking spaces are available with the ground floor.

TERMS

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

BUSINESS RATES

The rateable value of the ground floor is as follows;

Ground floor - £10,250

We understand the property may qualify for small business rates relief and that the rates payable for the 17/18 financial year are approximately:- **£4,005**.

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

RENT

£15,000 per annum exclusive.

VAT

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

EPC

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

64 This is how energy efficient the building is.

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



July 2017

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