



4 Cleeve House Cardiff Business Park, Llanishen, CF14 5GP

TO LET

SELF-CONTAINED OFFICE ACCOMMODATION
864 sq ft (80.24 sq m)

- + Excellent location
- + First floor office available
- + 3 car parking spaces

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

The property is located within Cardiff Business Park which can be accessed via Junction 32 of the M4 Motorway, a short 5 minute drive north via the A470. Llanishen is an established commercial location situated approximately 5 miles north of Cardiff city centre.

Llanishen is easily accessible by car and benefits from good public transport services. There is a regular bus service via Ty Glas Avenue and easy access to Parc Ty Glas Railway Station which provides a direct link to Cardiff city centre. In addition to this, good local amenities such as Cardiff Lifestyle Shopping Park who house Starbucks, Marks Spencer and an adjacent McDonalds make this area an attractive proposition for those looking for out of town office accommodation.

DESCRIPTION

4 Cleeve House forms part of a larger courtyard office development. The property comprises a self contained office building with availability on the first floor. The property benefits from the following specification:

- + Solid carpeted floors
- + Perimeter trunking
- + Gas central heating
- + Suspended ceiling with recessed LED lighting
- + WC and kitchenette facilities

The property also benefits from 3 car parking spaces

ACCOMMODATION

The property has been measured on a net internal area basis and provides the following areas:

First Floor	864 sq ft		80.24 sq m
TOTAL	1,685 sq ft		156.54 sq m

LEASE TERMS

The property is available at a quoting rent of £9,000 per annum under a new lease with terms to be agreed. Flexible terms available.

BUSINESS RATES

The property has a rateable value of £8,600. We understand the property therefore benefits from small business rates relief.

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

EPC

The property has an EPC of B (48). A full copy of the certificate can be provided upon request.

VAT

All figured are quoted exclusive of VAT, where applicable.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Carlo Piazza / Rhys Williams
Email: carlo@emanuel-jones.co.uk
rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



April 2024

4 Cleeve House
Cardiff Business Park, Llanishen,
CF14 5GP

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