

2nd FLOOR LET  
TO COSTAIN

**For Sale or To Let**

# 5 Cae Gwyrdd

Greenmeadow Springs Business Park

Cardiff, CF15 7AB



NEW HIGH QUALITY AIR CONDITIONED OFFICES  
7,453 sq.ft. (692 sq.m) WITH 28 CAR SPACES



## Location

### Greenmeadow Springs

**Business Park** has established itself as a leading business park development adjacent to Junction 32 of the M4 corridor. It is already home to a number of national occupiers including Barratt Homes, Lorne Stewart, Cadarn Housing Association, NHS Trust and HID Global.

It has unrivalled access to the M4 corridor being situated on the north side of Junction 32 of the M4 at its intersection with the A470 dual carriageway.

## Amenities

Greenmeadow Springs benefits from an excellent range of amenities close by including:

- De Vere Village Hotel & Leisure Club incorporating the Verve Pub Bar & Restaurant, Starbucks Coffee House and an extensive Health & Fitness Club with 25m indoor pool.
- Cardiff International Hotel incorporating leisure club and heated pool, conference facilities and bars and restaurants.
- Asda Foodstore and MacDonalDs are located on the southern side of the Coryton Interchange and there is a pedestrian link to this via a footbridge crossing over Junction 32.

## The Building

5 Cae Gwyrdd provides a detached office totalling 11,169 sq.ft. laid out on three floors. The second (top) floor has been let to Costain Plc but the ground and first floors remain available. The floor areas are as follows:-

Ground floor	3729 sq.ft. (347 sq.m.)
First floor	3724 sq.ft. (346 sq.m.)
Second floor	<b>Let to Costain</b>
<b>Total net internal area</b>	<b>7453 sq.ft. (692 sq.m.)</b>

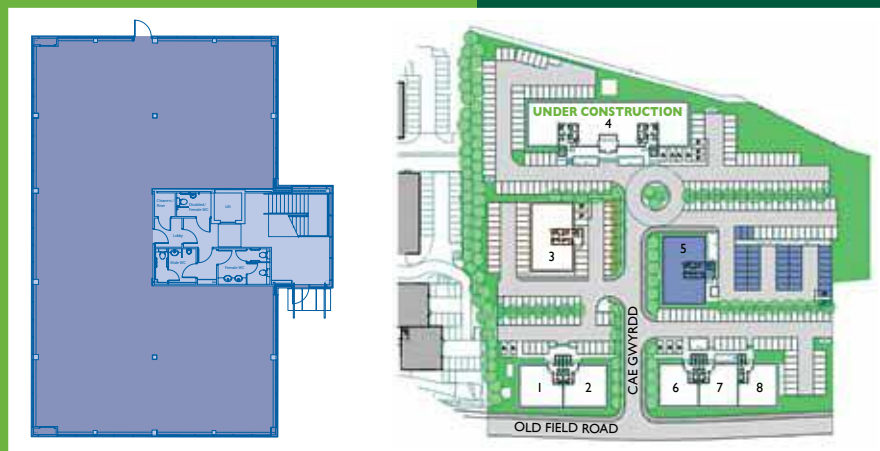
There are a total of 28 marked car parking spaces immediately adjacent to the offices available with the remaining accommodation.

The offices have been completed to an extremely high standard incorporating the following:

- Comfort cooling and heating throughout
- Fully accessible raised floors – 150mm clear void
- Suspended ceilings
- Floor boxes at a ratio of 1 per 10 sq.m.
- Floor to ceiling height of 2.75m
- Fully carpeted
- Fully tiled, male, female and disabled WC's
- Passenger Lift



Plans not to scale.  
For illustrative purposes only.



Typical Floor Plan

## Terms

The property is available to let at £16.50 psf on a lease term to be agreed.

The property is also available to purchase at a price of £2.1 million.

## VAT

VAT is chargeable.

## Estate Service Charge

Occupiers will be required to contribute a fair proportion of the landlord's costs in maintaining the Estate. Further details are available on request.

## Other Costs

The tenant/occupier will be responsible for all other outgoings resulting from their occupation including the payment of business rates. Interested parties should make their own enquiries of the Valuation Office in this regards telephone number 029 2087 1491.

## Viewing/Further Information



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Further information is also available from the website at  
[www.greenmeadowsprings.co.uk](http://www.greenmeadowsprings.co.uk)