



## 12 Lambourne Crescent

Cardiff Business Park, Llanishen  
Cardiff, CF14 5GF

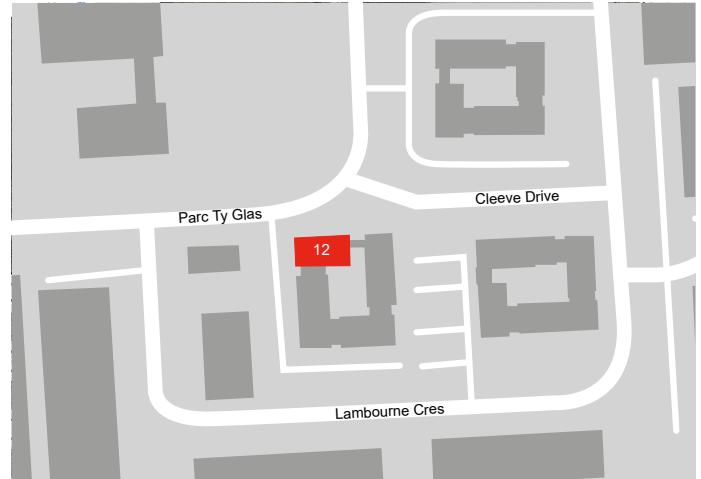
MODERN COURTYARD OFFICE BUILDING  
WITH 11 CAR PARKING SPACES

TOTAL AREA 2,997 ft<sup>2</sup> (278.43 m<sup>2</sup>)

- + Self contained entrance
- + High quality partitioning
- + Zoned air conditioning
- + Gas central heating

029 2081 1581

[www.emanuel-jones.co.uk](http://www.emanuel-jones.co.uk)



### LOCATION

- ▶ Prominent position on high quality, established, out of town Cardiff Business Park.
- ▶ Northern outskirts (Llanishen) of City with excellent links to A48, A470 and M4.
- ▶ Llanishen Railway Station less than 300 yards from property and regular bus services.
- ▶ Other prestigious companies on the business park include Jelf Group, S4C and Pelican Healthcare together with many small professional companies in court yard style offices.
- ▶ Local amenities in short walking distance include Marks & Spencer, Boots, Starbucks, Bannatynes, Llanishen Leisure Centre, Ty Glas Pub/Restaurant and Morrisons.

### SPECIFICATION

12 Lambourne Crescent provides a courtyard office building totalling 2,997 ft<sup>2</sup> over two floors. The office specification is as follows;

- + Gas fired central heating
- + Suspended ceilings throughout incorporating recessed lighting
- + Zoned air conditioning
- + Excellent decoration throughout
- + Male, female & disabled WC's
- + Kitchenette facilities
- + Perimeter trunking
- + Double glazed timber frame windows
- + Carpeting throughout

### ACCOMMODATION

The property provides the following approximate areas;

Ground Floor	1,502 ft <sup>2</sup>		(139.54 m <sup>2</sup> )
First Floor	1,495 ft <sup>2</sup>		(138.89 m <sup>2</sup> )

**Total Area (IMPS 3) 2,997 ft<sup>2</sup> | (278.43 m<sup>2</sup>)**

### LEASE TERMS

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

### RENT

£12.50 psf.

### ESTATE SERVICE CHARGE

Occupiers contribute a fair proportion of the cost of maintaining the estate, further details on request.

### VAT

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

### EPC

The property has an Energy Performance Certificate in Band C.

### BUSINESS RATES

The rateable value of the property is currently £38,000 and for the year ending March 2017 the rates payable are £18,468. The rateable value is expected to drop to £30,750 from 1st April 2017. Interested parties should rely on their own enquiries with the Local Authority.

### VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

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

SUBJECT TO CONTRACT AND AVAILABILITY



August 2016

**12 Lambourne Crescent,**  
Cardiff Business Park, Cardiff, CF14 5GF

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