



8 Cae Gwyrdd

Greenmeadow Springs, Cardiff, CF15 7AB

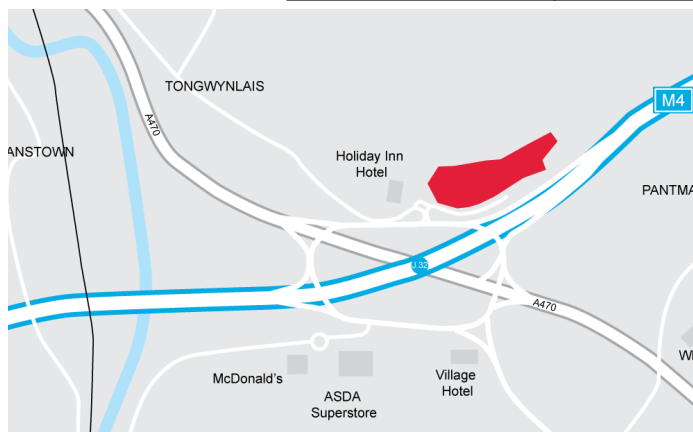
**MODERN END OF TERRACE
OFFICE BUILDING WITH 20
PARKING SPACES**

4,461 ft² (414.55 m²)

- + Comfort cooling throughout
- + Adjacent to J32. M4
- + Entire building

029 2081 1581

www.emanuel-jones.co.uk



LOCATION

Greenmeadow Springs Business Park has established itself as a leading business park development adjacent to Junction 32 of the M4 motorway. It is already home to a number of national occupiers including HID Global, Morgan Sindall and Costain. It has unrivalled access to the M4 corridor being situated on the north side of Junction 32 at its intersection with the A470 dual carriageway.

AMENITIES

Greenmeadow Springs Business Park benefits from excellent amenities nearby including;

- + The Village Hotel which provides bar and restaurant facilities, Starbucks Coffee, and a health and fitness club.
- + Holiday Inn hotel incorporating conference facilities, pool, bar and restaurants.
- + Asda Superstore, Starbucks Drive Thru and McDonalds are located on the southern side of the Coryton Interchange. There is a pedestrian link to the south via a bridge crossing over Junction 32.

DESCRIPTION

8 Cae Gwyrdd is an end of terrace purpose built office totalling 4,461 ft² over two floors. The specification is as follows;

- + Suspending ceilings with recessed lighting
- + Fully accessible raised floors with 3 compartment floor boxes
- + Carpeting throughout
- + Comfort cooling throughout
- + Full redecoration
- + Category 5 cabling throughout
- + Kitchen facilities
- + Male, female & disabled WC's at ground and first floor level

ACCOMMODATION

The property comprises the following approximate areas;

Ground Floor	2,236 ft ²		(207.82 m ²)
First Floor	2,225 ft ²		(206.73 m ²)
Total (IPMS 3)	4,461 ft ²		(414.55 m ²)

CAR PARKING

There are 20 car parking spaces allocated to the property.

TERMS

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

RENT

£62,500 per annum exclusive, for a standard FRI lease.

EPC

The property has an EPC in band D (76-100).

BUSINESS RATES

The rateable value of the property is £43,000 and for the year ending March 2018 the rates payable are £21,457.

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

VAT

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

LEGAL COSTS

Each party to bear their own.

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



September 2017

8 Cae Gwyrdd
 Greenmeadow Springs, Cardiff, CF15 7AB

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