



5 Cae Gwyrdd

Greenmeadow Springs Business Park, Cardiff, CF15 7AB

TO LET

**MODERN SECOND FLOOR OFFICE
SUITE WITH PARKING**

3,716 sq ft (345.23 sq m)

- + Comfort cooling system throughout
- + Suspended ceilings with recessed lighting
- + Fully accessible raised floors
- + Passenger lift
- + Modern male, female and disabled WC's
- + 14 car parking spaces

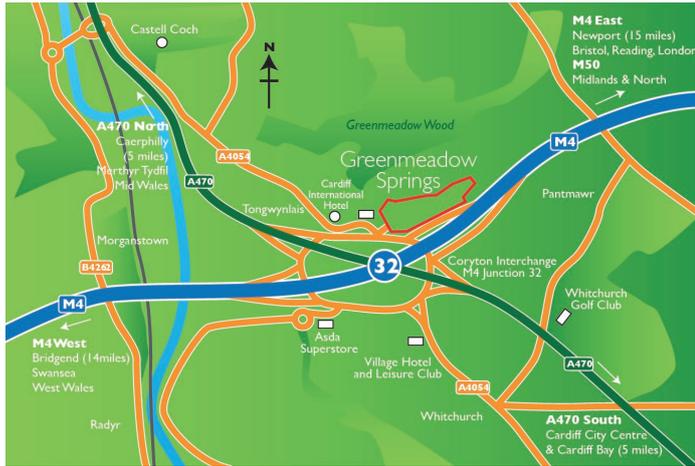
029 2081 1581

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 corridor. It is already home to a number of national occupiers in the first phase include Lorne Stewart, Barratt Homes, Cadwyn Housing Association, British Red Cross and Expedite, whilst the likes of ISG, Morgan Sindall and HID Global occupy space in the second phase.

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.



DESCRIPTION

The available accommodation comprises the entire second floor within 5 Cae Gwyrdd, a modern detached office building. The floor plates are entirely open plan allowing any occupier to fit out in accordance with their business needs.

The offices provide the following specification;

- + Comfort cooling system throughout
- + Suspended ceilings incorporating recessed lighting
- + Fully accessible raised floors
- + Fully carpeted
- + Floor to ceiling height of 2.75m
- + Modern male, female & disabled WC's
- + DDA compliant with passenger lift

ACCOMMODATION

Second Floor 3,716 sq ft | (345.23 sq m)

CAR PARKING

14 parking spaces are available with the second floor.

LEASE TERMS

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

RENT

£63,172 per annum exclusive.

SERVICE CHARGE

The tenant will be responsible for a fair proportion of the building and estate service charge. Further details on request.

BUSINESS RATES

We understand that the rateable value of the property is £34,500 and the rates payable for the year ending March 2021 is £18,457.50.

Interested parties should rely on their own enquiries with the local authority.

VAT

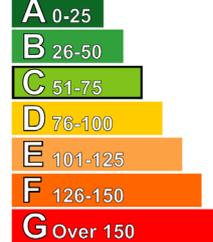
The property has been elected for VAT and will be charged where applicable.

EPC

More energy efficient



Net zero CO₂ emissions



56 This is how energy efficient the building is.

Less energy efficient

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 2020

5 Cae Gwyrdd
 Greenmeadow Springs Business Park, Cardiff

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