



Unit 3, Gwaun Elai Medi Campus, Llantrisant, CF72 8XL

TO LET (MAY SELL)

**MODERN DETACHED OFFICE
BUILDING WITH PARKING**

5,818 sq ft (540.48 sq m)

- + Excellent transport links
- + Suspended ceilings with recessed lighting
- + Part raised floors and part in floor trunking
- + DDA compliant
- + Modern male, female and disabled WC's
- + 16 car parking spaces

029 2081 1581

www.emanuel-jones.co.uk



ACCOMMODATION

Ground Floor	2,909 sq ft		(270.24 sq m)
First Floor	2,909 sq ft		(270.24 sq m)
Total	5,818 sq ft		(540.48 sq m)

LEASE TERMS

The offices are available to let by means of a new lease for a term to be agreed. Further details on request. The sale of the Freehold will also be considered.

RENT

£13.50 psf.

ESTATE SERVICE CHARGE

An estate service charge is payable for costs maintaining the estate. Further details on request.

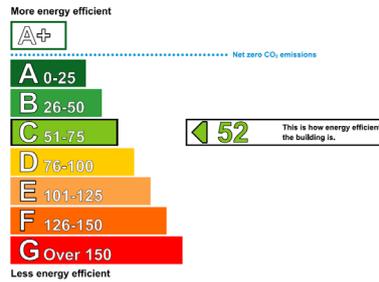
BUSINESS RATES

To be separately assessed.

VAT

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

EPC



LOCATION

The property is located in Gwaun Elai Medi Campus, which benefits from excellent accessibility to junction 34 of the M4 motorway to the south and the Rhondda Valleys to the north, via the A4119 (Ely Valley Road). Cardiff is located 13 miles south east and Bridgend 15 miles south west.

Nearby occupiers include British Airways, Welsh Blood Service, NFU Mutual, A J Gallagher Insurance and Public Health Wales. The business park benefits from nearby amenities including a Premier Inn, a Costa Drive-Thru and a Beefeater pub/restaurant. The Royal Glamorgan Hospital is situated immediately to the north of the property.

DESCRIPTION

The property forms part of the Gwaun Elai development built in the early 2000's, which comprises 4 detached buildings originally built for medical use but are now used as offices and lab space. Unit 3 comprises a two storey, detached building, currently used as offices with parts used as lab space. The property benefits from a specification including:

- + A mix of carpeted and vinyl flooring
- + A mix of raised accessed floors and in floor trunking
- + Mineral tile suspended ceilings
- + Recessed Cat 2 Lighting
- + A mix of underfloor heating/cooling and comfort cooling units
- + Male, female & disabled wc's
- + Shower facilities
- + 4 person passenger lift
- + Kitchen facilities

CAR PARKING

There are 16 spaces allocated to the property.

VIEWING

Strictly by appointment through joint agents Emanuel Jones and Savills:-

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

SUBJECT TO CONTRACT AND AVAILABILITY

emanueljones
 chartered surveyors
029 2081 1581
 6 TY-NANT COURT MORGANSTOWN CARDIFF CF15 8LW

September 2020

**Unit 3, Gwaun Elai Medi Campus,
 Llantrisant, CF72 8XL**

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