



# 8 Cleeve House

Cardiff Business Park, Llanishen, Cardiff, CF14 5GP

**TO LET / FOR SALE**

**SELF CONTAINED OFFICE  
ACCOMMODATION**

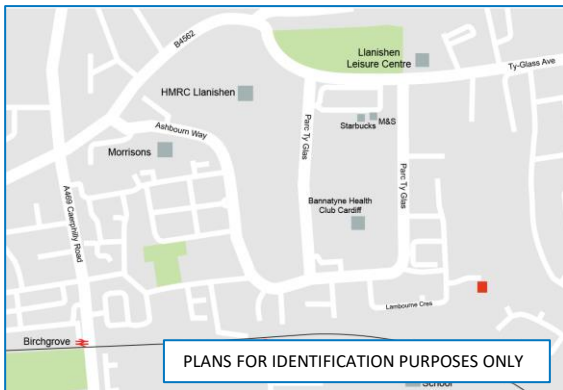
**2,658 sq ft (246.90 sq m)**

- Excellent location
- Two storey modern office
- 9 car parking spaces

## LOCATION

The property is located within Cardiff Business Park, which can be accessed via Junction 32 of the M4 Motorway which is a short 5 minute drive north via the A470. Llanishen is an established commercial location situated approximately 5 miles north of Cardiff city centre.

Llanishen is easily accessible by car and benefits from good public transport services. There is a regular bus service via Ty Glas Avenue and easy access to Parc Ty Glas Railway Station which provides a direct link to Cardiff city centre. In addition to this, good local amenities such as Cardiff Lifestyle Shopping Park who house Starbucks, Marks & Spencer and an adjacent McDonalds make this area an attractive proposition for those looking for out of town office accommodation.



## DESCRIPTION

8 Cleeve House forms part of a larger courtyard office development. The property comprises a self-contained office building set over two floors. The property benefits from the following specification:

- + Carpeted floors with part floor trunking
- + Perimeter trunking
- + Gas central heating
- + Plastered and painted walls
- + Suspended ceiling with recessed lighting
- + Intercom system

The property also benefits from 9 car parking spaces.

## ACCOMMODATION

The property has been measured on a net internal area basis and provide the following areas:

Ground Floor	1,329 sq ft		(123.45 sq m)
First Floor	1,329 sq ft		(123.45 sq m)
<b>TOTAL</b>	<b>2,658 sq ft</b>		<b>(246.90 sq m)</b>

## BUSINESS RATES

The property has been separately rated between ground and first floor and listed with the following assessments:

	<b>Rateable Value</b>
Ground Floor	£11,995
First Floor	£11,911
<b>TOTAL</b>	<b>£23,906</b>

Rates payable to the year end March 2021 are £12,789.71. Interested parties are advised to rely on their own enquiries to the relevant local authority.

## RENT / SALE PRICE

The property is available at a quoting rent of £30,000 per annum under a new lease with terms to be agreed. Alternatively, the property is available to purchase at a quoting price of £360,000.

## EPC

The property has an EPC rating of C (72). A copy of this EPC can be provided upon request.

## VAT

All figures are quoted exclusive of VAT, where applicable.

## LEGAL COSTS

All parties are to bear their own legal and professional costs incurred.

## VIEWING

Strictly by appointment through sole agents Emanuel Jones.:

Contact: Carlo Piazza / Robert Emanuel  
 Email: [carlo@emanuel-jones.co.uk](mailto:carlo@emanuel-jones.co.uk)  
[rob@emanuel-jones.co.uk](mailto:rob@emanuel-jones.co.uk)



March 2021

## 8 Cleeve House,

Cardiff Business Park, Llanishen,  
 Cardiff, CF14 5GP

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