



First Floor Albion House, Oxford Street, Nantgarw, Cardiff, CF15 7TR

TO LET

MODERN OFFICE ACCOMMODATION
1,614 sq ft (149.95 sq m)

- + £15,750 per annum exclusive
- + Excellent location
- + Car parking

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

The property is located fronting Oxford Street, within Nantgarw. The property benefits from excellent transport links, being in close proximity to the A470 Dual Carriageway which links to Junction 32 of the M4 Motorway approximately 3 miles south. There is also a train station which provides access to Cardiff city centre via a short 20-minute journey.

The property is within a short distance from Coleg y Cymoedd Nantgarw Campus and benefits from access to local amenities such as McDonalds, Nando's and Showcase Cinema. Other local office occupiers include Alumus, Connect Assist and Biocatalysts.

DESCRIPTION

The property comprises a modern two-storey detached office building with accommodation available on the first floor. The office accommodation benefits from the following specification:

- + Suspended ceilings with recessed LED lighting
- + Air conditioning throughout
- + Perimeter gas fired central heating system
- + Carpeted floors
- + Part partitioned offices
- + Perimeter trunking
- + Male, female and disabled WC's
- + Passenger lift
- + Kitchen facilities
- + Intruder alarm
- + Intercom system

ACCOMMODATION

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

First Floor	1,614 sq ft		149.95 sq m
TOTAL	1,614 sq ft		149.95 sq m

CAR PARKING

There is a secure gated car park at the rear of the property. The available suite has 8 allocated spaces.

LEASE TERMS

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

RENT

£15,750 per annum exclusive.

SERVICE CHARGE

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

BUSINESS RATES

To be assessed.

EPC

The property has an EPC in Band C.

VAT

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

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rhys Williams / Carlo Piazza
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SUBJECT TO CONTRACT AND AVAILABILITY



January 2023

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