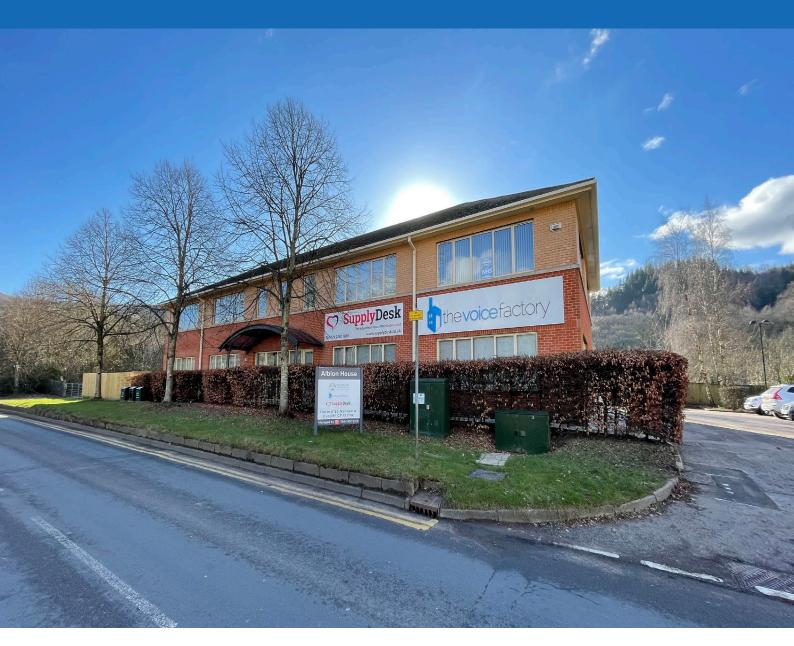
# emanueljones



# 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

## TO LET

## 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 Alcumus, 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
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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	
Email:	rhys@emanuel-jones.co.uk	
	carlo@emanuel-jones.co.uk	

#### SUBJECT TO CONTRACT AND AVAILABILITY



January 2023

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contact. All descriptions, ilmensions, reference to condition and nessessary permissions for use and occupation, and other details are iyen without responsibility and any intending purchasers or lessees should not rely on them as statements or epresentations of fact but must satify themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the tate or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the threse of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give prevensentation or warrant whatever in reliation to this property.

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