



# 1 Cae Gwyrdd

Greenmeadow Springs Business Park, Cardiff, CF15 7AB

**TO LET**

**MODERN FIRST FLOOR OFFICE WITH  
PARKING**

**2,356 sq ft (218.88 sq m)**

- + Comfort cooling system throughout
- + Suspended ceilings with recessed lighting
- + Fully accessible raised floors
- + Passenger lift
- + Modern male, female and disabled WC's
- + 10 car parking spaces

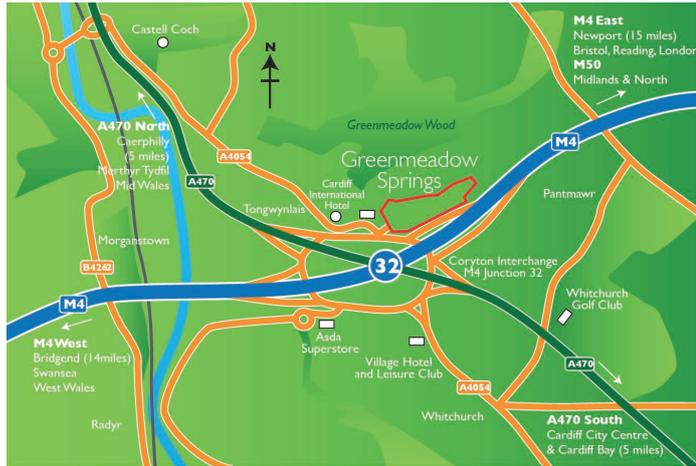
029 2081 1581

[www.emanuel-jones.co.uk](http://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.



**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**

£34,162 per annum exclusive (£14.50 psf).

**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 £22,500 and the rates payable for the year ending March 2023 is £12,037.50.

**DESCRIPTION**

The available accommodation comprises the first floor within 1 Cae Gwyrd, a modern semi detached office building. The floor plates provide flexible open plan space 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
- + Part partitioned offices
- + Kitchen facilities
- + Fully carpeted
- + Cat 5 cables with comms room
- + Modern male, female & disabled WC's
- + DDA compliant with passenger lift

**ACCOMMODATION**

First Floor 2,356 sq ft | (218.88 sq m)

**CAR PARKING**

10 parking spaces are available with the first floor.

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**

The property has an EPC in Band B (26-50).

**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



October 2022

**1 Cae Gwyrd**  
Greenmeadow Springs Business Park, Cardiff

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