



## 6 Village Way

Greenmeadow Springs Business Park, Cardiff, CF15 7NE

**TO LET**

**MODERN FIRST FLOOR OFFICE WITH  
PARKING**

**1,507 sq ft (139.99 sq m)**

- + Comfort cooling
- + Suspended ceilings with recessed lighting
- + Fully accessible raised floors
- + Male and female WC's
- + Secure undercroft car park
- + 7 car parking spaces

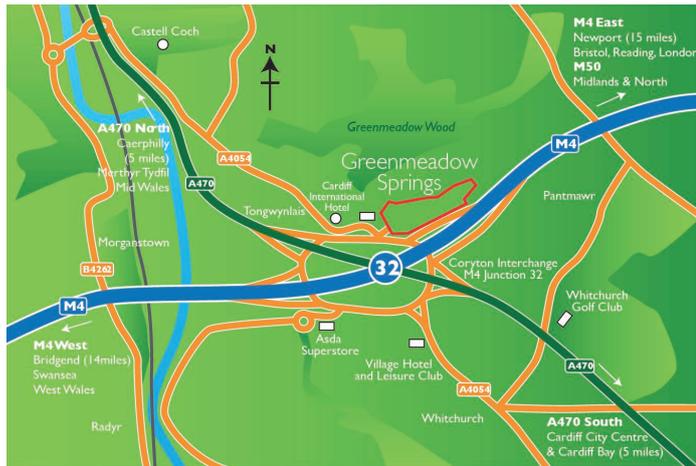
029 2081 1581

[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**

£19,578 per annum exclusive (£13.00 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 £15,500 and the rates payable for the year ending March 2023 are £8,292.50.

**DESCRIPTION**

The available accommodation comprises the first floor within 6 Village Way, a modern end of terrace office building.

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
- + Male and female WC's
- + A secure undercroft car parking area
- + Electric roller shutter door for underground car park

**ACCOMMODATION**

First Floor 1,507 sq ft | (139.99 sq m)

**CAR PARKING**

There are 7 car parking spaces available at the property. 3 within the undercroft car park and 4 outside.

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 C.

**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



July 2022

**6 Village Way**  
Greenmeadow Springs Business Park, Cardiff

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, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy 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 state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.