



3 Ynysbridge Court

Gwaelod Y Garth, Cardiff, CF15 9SS

TO LET

**OFFICE ACCOMMODATION WITH
PARKING**

3,525 sq ft (327.47 sq m)

- + Suspended ceiling with recessed lighting
- + Solid carpeted floors
- + Comfort cooling and electric perimeter heating
- + Intercom and alarm system
- + 11 allocated car parking spaces

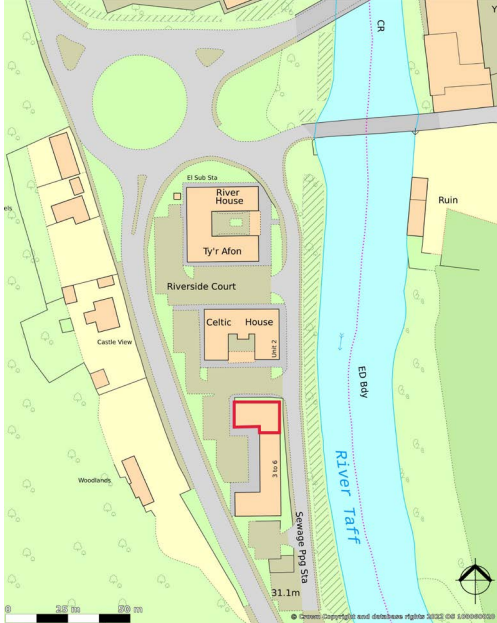
029 2081 1581

www.emanuel-jones.co.uk

LOCATION

The property is situated within Ynysbridge Court, which is an office development situated approximately 1.5 miles north of Junction 32 of the M4 motorway and 5 miles north of Cardiff City Centre. The development is also within a short distance of the A470 dual carriageway which provides access to Merthyr Tydfil approximately 20 miles north.

The development has attracted a range of occupiers which include NHS Collaboratives and Carers Wales.



DESCRIPTION

The property comprises a two-storey office building with accommodation available over the ground and first floor. The specification includes the following:

- + Suspended ceiling with recessed lighting
- + Comfort cooling cassettes and electric perimeter heaters
- + Solid carpeted floors
- + Perimeter trunking
- + Window security bars at ground floor level
- + WC and kitchen facilities
- + Intruder alarm and intercom system

ACCOMMODATION

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

Ground Floor	1,798 sq ft		167.02 sq m
First Floor	1,727 sq ft		160.45 sq m
TOTAL	3,525 sq ft	 	327.47 sq m

CAR PARKING

11 car parking spaces are available with the property.

EPC

To be assessed.

LEASE TERMS

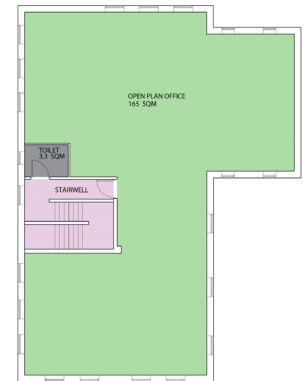
The accommodation is available by way of assignment / sub-lease. Further information available upon request.

Alternatively a surrender and grant of new lease may be considered.

GROUND FLOOR



FIRST FLOOR



RENT

£39,500 per annum exclusive.

ESTATE SERVICE CHARGE

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

BUSINESS RATES

We understand the rateable value of the property is £25,250. Using the 2022/23 UBR (0.535) this results in rates payable of £13,508.75.

Interested parties are advised to rely on their own enquiries with the local authority.

VAT

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

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



July 2022