



Ground Floor 2 Ty Nant Court

Morganstown, Cardiff, CF15 8LW

TO LET

**MODERN GROUND FLOOR OFFICE
WITH PARKING**

1,750 sq ft (162.58 sq m)

- + £21,000 per annum
- + Suspended ceilings with recessed lighting
- + Raised access floors
- + Modern male, female and disabled WC's
- + 6 car parking spaces

029 2081 1581

www.emanuel-jones.co.uk



LOCATION

The property is situated in Morganstown, approximately 5 miles north of Cardiff city centre. The unit forms part of the Ty Nant Court office development, an established estate with a good mix of tenants such as Sphere Solutions, Inspire Design & Bingham Hall Partnership. The business park benefits from good access to the A470 and Junction 32 of the M4 Motorway.

DESCRIPTION

The available accommodation comprises the ground floor of 2 Ty Nant Court. The space provides accommodation with the following specification;

- + Suspended ceilings with recessed lighting
- + Fully accessible raised floors
- + Perimeter gas fired central heating system
- + Male / female and disabled WC facilities
- + Intercom system

ACCOMMODATION

The areas have been measured on a net internal area basis and provide the following;

Ground Floor 1,750 sq ft | 162.58 sq m

CAR PARKING

6 parking spaces are available with the ground floor.

LEASE TERMS

The accommodation is available by way of a sublease or assignment.

Alternatively, subject to covenant strength, the offices could be let on a new effective full repairing and insuring lease for a term of years to be agreed.

RENT

£21,000 per annum exclusive.

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 the rateable value of the property is £15,000. Using the 2023/24 UBR (0.535) this results in rates payable of £8,025.

Interested parties should rely on their own enquiries with the relevant local authority.

EPC

To be assessed

VAT

The property has not been elected for VAT.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

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



September 2023

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