



7 Village Way

Greenmeadow Springs Business Park, Cardiff, CF15 7NE

TO LET

**MODERN GROUND AND FIRST FLOOR
OFFICES WITH PARKING**

2,710 sq ft (251.69 sq m)

- + Comfort cooling
- + Suspended ceilings with recessed lighting
- + Fully accessible raised floors
- + Kitchenette on both floors
- + Secure undercroft car park
- + 14 car parking spaces

029 2081 1581

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, Cadarn Housing Group, British Red Cross and Expedite, whilst the likes of NG Bailey, 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.



DESCRIPTION

The available accommodation comprises the ground and first floor within 7 Village Way, a modern office building.

The offices provide the following specification;

- + Comfort cooling system throughout
- + Suspended ceilings incorporating recessed lighting
- + Fully accessible raised floors
- + Kitchenette on both floors
- + Fully carpeted
- + Male and female WCs
- + Ground floor disabled WC
- + A secure undercroft car parking area
- + Electric roller shutter door for underground car park

ACCOMMODATION

The property provides the following approximate areas:

| | | | |
|--------------|--------------------|----------|----------------------|
| Ground Floor | 1,299 sq ft | | (120.65 sq m) |
| First Floor | 1,411 sq ft | | (131.04 sq m) |
| TOTAL | 2,710 sq ft | | (251.69 sq m) |

CAR PARKING

There are 14 car parking spaces available at the property, including 1 disabled.

LEASE TERMS

The accommodation is available to be let as a whole or on a floor by floor basis by way of a new effective full repairing and insuring lease for a term of years to be agreed.

RENT

£35,230 per annum exclusive for the whole, or:

£16,887 per annum exclusive for the ground floor.
£18,343 per annum exclusive for the first floor.

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 as follows:

Ground floor - £16,750 equating to rates payable of £9,413.50.
First floor - £18,000 equating to rates payable of £10,116.

Rates payable are calculated using the 2024/25 UBR multiplier of 0.562.

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: Rhys Williams / Luca Piazza
Email: rhys@emanuel-jones.co.uk
luca@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



November 2024

7 Village Way
Greenmeadow Springs Business Park, Cardiff

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