jones

For Sale / To Let

11 Ty Nant Court

Morganstown, Cardiff, CF15 8LW

2,800 sq ft (260.13 sq m)

- Suspended ceilings with recessed LED lighting
- Fully accessible raised floors
- Air conditioning

029 2081 1581

www.emanuel-jones.co.uk

11 TY NANT COURT

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 first floor of 11 Ty Nant Court. The space provides accommodation with the following specification:

- Suspended ceilings with recessed LED lighting
- Fully accessible raised floors
- Perimeter gas fired central heating system
- Male / female and disabled WC facilities
- Air conditioning units

Accommodation

The first floor has been measured on a net internal area basis and provides the following areas:

Room	Area sq ft	Area sq m
First Floor	2,800	260.13

Car Parking

There are 9 car parking spaces available with the first floor.

Purchase Price

The landlord would consider a sale of the 999 year leasehold interest. Further details on request.

Rent

£35,000 per annum exclusive.

Business Rates

We understand the rateable value of the property is £30,000. Using the 2026/27 UBR (0.502) this results in rates payable of £15,060.

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

Epc

The property has an EPC rating of C (63). A full copy of the certificate can be provided upon request.

Vat

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

Money Laundering

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002, Emanuel Jones may be required to establish the identity and source of funds for all parties to property transactions.

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.

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 nessessary 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 satify 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.

Contact Us:

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