emanueljones

To Let

Ground and First Floor, 2 Village Way,

Greenmeadow Springs, Cardiff, CF15 7NE

1,600 - 3,200 sq ft (148.65 - 297.30 sq m)

- 14 car parking spaces
- Passenger Lift
- Male, female and disabled WC's

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 motorway. It is already home to several national occupiers including Barratt Homes, Cadwyn Housing Association, NHS Trust and HID Global.

It has easy 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

2 Village Way is a 3 storey semi detached office building with car parking. The available offices are on the ground and first floor providing flexible open plan work space.

The office provides the following specification:

- Comfort cooling throughout
- Full accessible raised floors
- Suspended ceiling with recessed lighting
- Fully carpeted
- Double glazed windows with blinds
- Shared male, female & disabled WC's
- Passenger lift

Accommodation

The property comprises the following areas:

	Area sq ft	**Area sq m**
Ground Floor	1,600 sq ft	148.65 sq m
First Floor	1,600 sq ft	148.65 sq m
Total	**3,200 sq ft**	**297.30 sq m**

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

£13.50 per square foot per annum exclusive.

Car Parking

7 car parking spaces are available per floor with the offices offering a parking ratio of 1 space per 228 sq ft.

Service Charge

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

Business Rates

We understand that the rateable value of the first floor is £16,250.

The rates payable using the 2024/25 UBR of 0.562 equates to £9,132.50.

Interested parties should rely on their own inquiries to the local authority.

EPC

The property has an EPC rating in band B.

A copy of the certificate can be provided upon request

VAT

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

Virtual Tour

To access our virtual tour, please click HERE.

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

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