emanueljones

**Undergoing Refurbishment**

## To Let

# 4 Village Way

## Greenmeadow Springs, Cardiff, CF15 7NE

1,235 sq ft (114.74 sq m) - 11,299 sq ft (1,049.71 sq m)

- Established buisness park location
- £14.00 per sq ft
- Ground, first and second floor offices available

029 2081 1581

www.emanuel-jones.co.uk

Coryton Interchange
VILLAGE HOTEL CLUB
ASDA
Cardiff City Centre
M4
4 Village Way

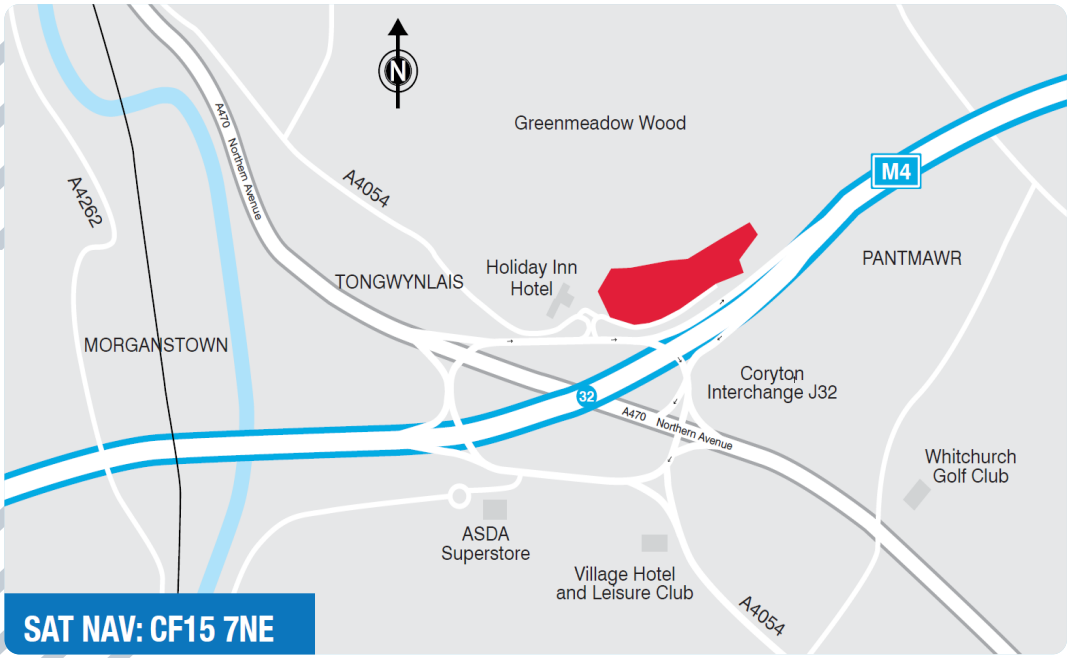
## Location

Cardiff is the capital City of Wales, located in the south of the country along the Bristol Channel. The city is roughly 150 miles (240 km) west of London and about 40 miles (65 km) west of Bristol, respectively. Cardiff is also the largest city in Wales, and can be accessed from numerous exits via the M4 motorway. As of the 2021 Consensus, the City recorded a population of approximately 360,000 people.

Greenmeadow Springs Business Park has established itself as a leading business park development and one of Cardiff's key business hubs. It is already home to a number of national occupiers in the first phase including Lorne Stewart, First Choice Housing Association (FCHA), Cadarn Housing Group, Vitec and Expedite, whilst the likes of NG Bailey, Morgan Sindall and HID Global occupy space in the second phase.

Greenmeadow Springs Business Park is accessed via a dedicated slip road from the Coryton Interchange at Junction 32 of the M4 motorway.

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. These excellent road links provide convenient access to Cardif City centre, roughly 4 miles to the south-east as well as South Wales' Valleys to the north. Its strategic location ensures easy access to surrounding towns and cities and regions beyond. The business park is also well-served by public transport, with regular bus services stopping nearby, providing convenient access for commuters.




## Accommodation

We understand the available offices comprise the following approximate areas (sq ft):

| Floor | Unit A | Unit B | Unit C | Unit D |
|---|---|---|---|---|
| Second | 1,235 | 2,087 | 2,087 | 1,237 |
| First | 1,243 | 2,160 | LET | LET |
| Ground | 1,250 | LET | LET | LET |

## Description

4 Village Way is a detached office building comprising accommodation over three floors. The available space is situated across all 3 floors with the second floor being fully vacant whilst the ground and first floor being part vacant.

The property provides the following specification:

- Comfort cooling throughout
- Fully accessible raised flooring
- Suspended ceilings with LED lighting
- Fully DDA compliant
- Male, female & disabled WCs
- Double glazing

## Rent

Quoting **£14.00** per sq ft.

## Car Parking

There are a total of 38 car parking spaces with the vacant offices, 24 external and 14 in the undercroft car park.

## Service Charge

Any ingoing tenant will pay a fair contribution to the building and estate service charge.

Further details upon request.

## Business Rates

The property has a rateable value of £124,000. Using the 2026/27 UBR (0.515) this equates to rates payable of £63,860.

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

## Epc

The property is to be assesed.

## Vat

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

## Legal Costs

Each party to bear its own legal and professional costs incurred.

## Anti 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 Strictly by appointments through sole agents Emanuel Jones:-

**Contact:** Rhys Williams / Robert Emanuel

**Email:** rhys@emanuel-jones.co.uk
rob@emanuel-jones.co.uk

**Subject to Contract and Availability**

**Contact Us:**

029 2081 1581

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