emanueljones

To Let

First Floor, 10 Ty Nant Court

Morganstown, Cardiff, CF15 8LW

1,750 sq ft (162.58 sq m)

029 2081 1581

www.emanuel-jones.co.uk

- 6 car parking spaces
- Air conditioning
- Dedicated kitchen facilities

10 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 property comprises a two-storey purpose built office building with car parking on-site. The available office space is situated on the first floor and has the following specification:

- Suspended ceilings with recessed lighting
- Accessible raised floors
- Air conditioning
- Dedicated kitchen facilities
- Shared WC facilities with ground floor occupier
- On-site car parking
- Double glazed windows

Accommodation

The office space provides the following approximate areas:

Description	Area sq ft	Area sq m
First floor	1,750	162.58

Car Parking

6 car parking spaces are allocated to the first floor.

Lease Terms

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Rent

£12.50 per sq ft, per annum.

Service Charge

The tenant will pay a contribution towards the building and estate service charge.

Further details are available on request.

Business Rates

We understand the rateable value of the property is £19,750. Using the 2026/27 UBR (0.502) this results in rates payable of £9,914.50.

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

EPC

The property has an EPC in Band C. A copy is available on request.

VAT

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

Legal Costs

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

Viewing

Strictly by appointment through agents Emanuel Jones:-

Contact: Rhys Williams / Luca Piazza

Email: rhys@emanuel-jones.co.uk

luca@emanuel-jones.co.uk

Subject to Contract and Availability

Contact Us:

029 2081 1581

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