

TO LET.

Refurbished Office Suites with Generous Parking.

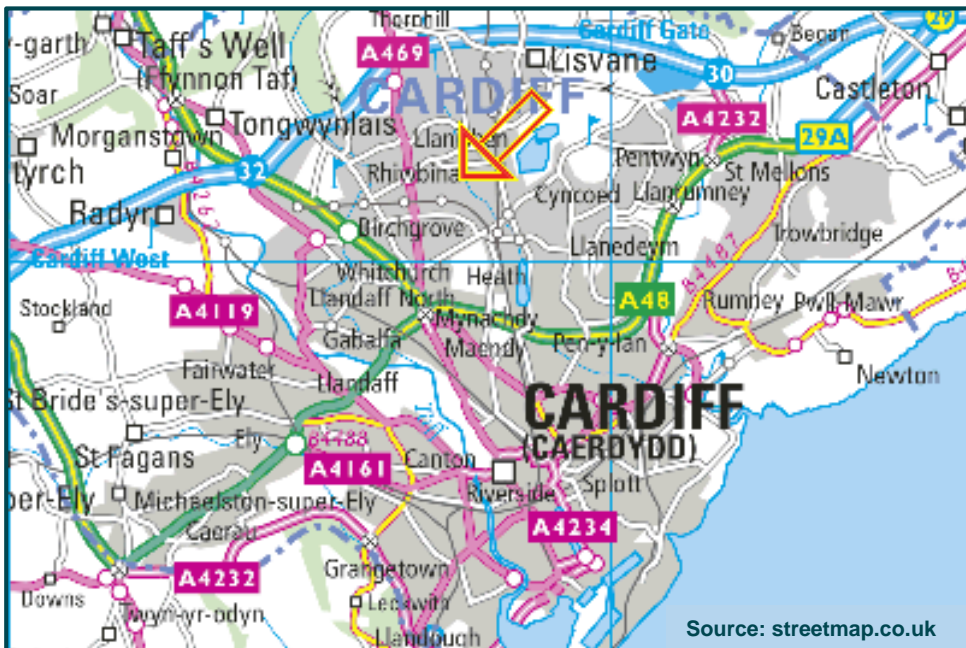
S4C, Parc Ty Glas, Cardiff, CF14 5DU.

Description.

The property consists of a detached two storey office building that has been sub-divided to provide a number of refurbished offices suites. The accommodation benefits from:

- Suspended ceilings with recessed lighting
- Air conditioning
- Raised access flooring
- Gas central heating
- Carpets
- Decoration and carpeted throughout
- Male, female and disabled WCs
- Tea points
- 24-hour access
- Shower facilities
- Bicycle storage
- Reception and security services

The property occupies a large site therefore generous car parking can be offered subject to lease length.

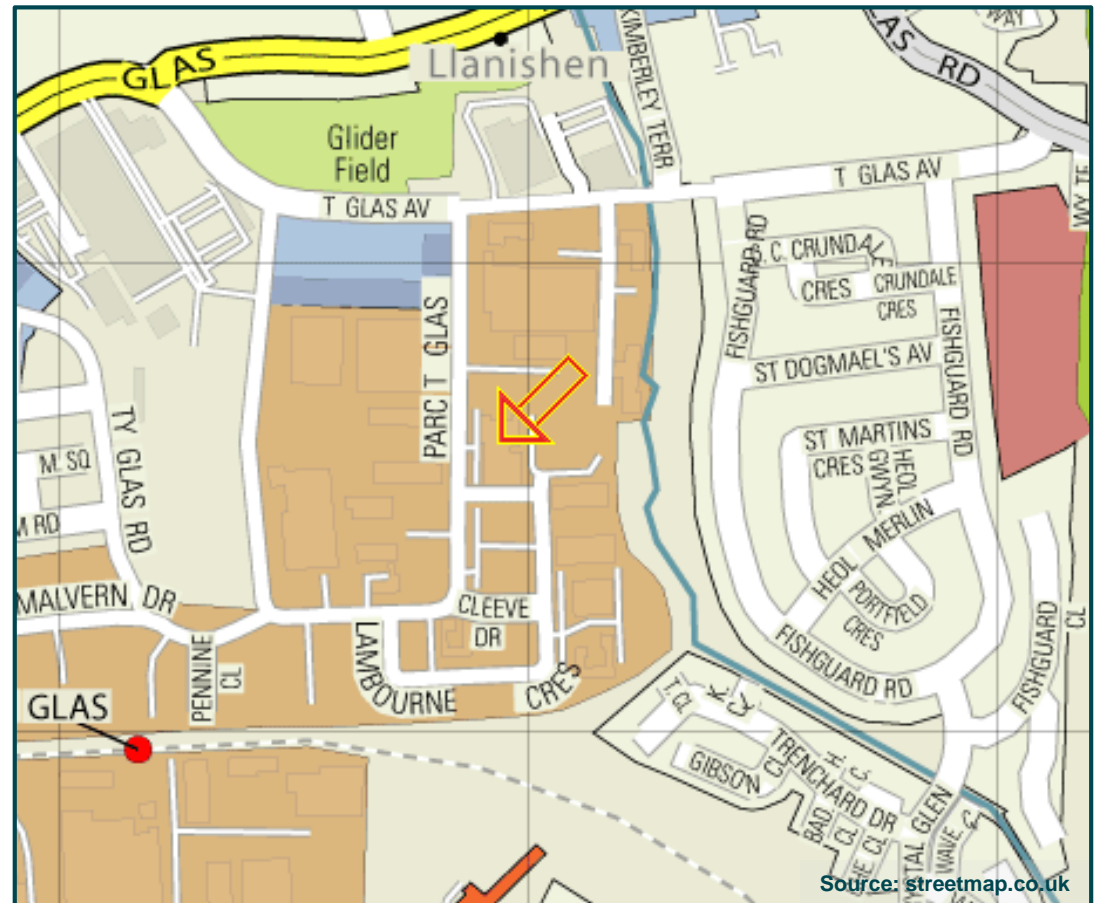


Location.

The property is located on Parc Ty Glas in Llanishen, a northern suburb of Cardiff which lies approximately 3.5 miles north of the city centre. Road connections are provided via the A470 (North Road) to both the city centre and Junction 32 of the M4 Motorway.

The area is an established mixed use office, industrial and retail location. Major occupiers in the area include Selco, Royal Mail, Pelican Healthcare and S4C. Lifestyle Shopping Park is adjacent to Parc Ty Glas and occupiers include Boots, Marks and Spencer, DW Fitness and Homesense.

Ty Glas Railway Station is located within walking distance of the property which provides connections to Cardiff Queen Street (8 minutes) and Cardiff Central (16 minutes).



Availability.

The property offers office suites across a range of sizes. Please contact the agents for the latest opportunities.

Lease Terms.

The property is available on a new Full Repairing and Insuring (FRI) lease for a term of 5 years.

Car Parking.

The property benefits from excellent onsite parking, at a ratio of 1:200.

EPC.

Energy Performance Certificate Asset Rating 'C' (74). A copy of the certificate is available upon request.

Rent.

On application.

VAT.

The property is elected for VAT that will be payable on the rent and service charge at the prevailing rate.

Service Charge.

The ingoing occupier will be responsible for a proportion of the service charge cost in maintaining the common parts of the building and the estate.

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Contact.

For further information, or to arrange a viewing, please contact the sole agents.



Cardiff

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December 2020 - SUBJECT TO CONTRACT

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Particulars dated [December 2020]. Photographs and videos dated [November 2020].

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