

TO LET - OFFICE

38 LAMBOURNE CRESCENT, CARDIFF BUSINESS PARK

Unit 38, Cardiff Business Park, Cardiff, CF14 5GG



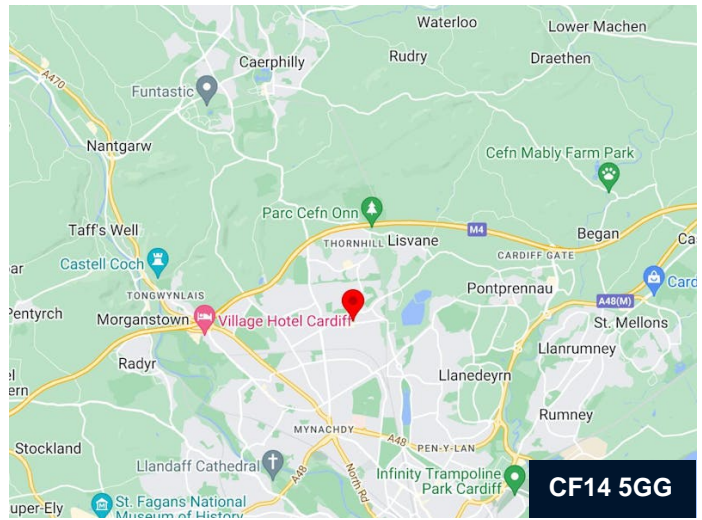
Key Highlights

- 4 Car Parking Spaces
- Carpeted Throughout
- 1,460 sq.ft
- Established Commercial Location
- Alarm System
- Kitchenette

2 Kingsway
Wales CF10 3FD

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Description

38 Lambourne Crescent comprises a self-contained office building set over two storeys with a mix of open plan and cellular office space. The building benefits from the below specification;

- Carpet flooring
- Double glazed windows
- Gas central heating
- Alarm system
- Male & Female WC facilities
- Carpet flooring
- 4 Parking spaces
- Kitchenette

Location

The property is situated on Cardiff Business Park, an established commercial location approximately 5 miles north of Cardiff City Centre. The area benefits from good public transport links with regular bus services passing through Ty Glas Avenue and easy access to Parc Ty Glas Railway Station with services leading directly to Cardiff City Centre. The property also boasts good road links and is within a 5-minute drive of J32 of the M4 via the A470. Cardiff Lifestyle Shopping Park is within a short walking distance, which is host to numerous occupiers, including, M&S, Boots, Starbucks and McDonald's.

Accommodation

The accommodation comprises of the following;

Name	sq ft	sq m	Availability
Ground	1,460	135.64	Let
1st - Office	1,460	135.64	Available

Viewings

Strictly by appointment with Savills and Fletcher Morgan.

Terms

£17,520 per annum exclusive

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