

TO LET / FOR SALE - OFFICE

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# 43 LAMBOURNE CRESCENT, CARDIFF BUSINESS PARK

Unit 43, Cardiff Business Park, Cardiff, CF14 5GG



## Key Highlights

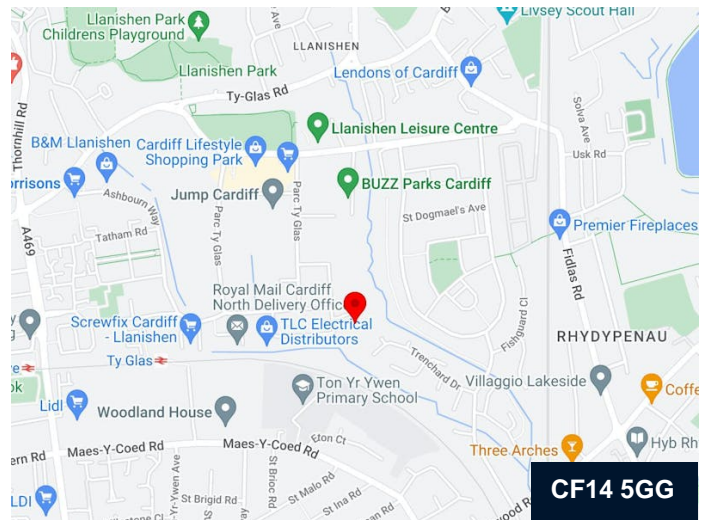
- 7 Car Parking Spaces
- 230 sq. m. (2,476 sq. ft.)
- Kitchenette
- Established Commercial Location
- Alarm System
- Carpeted Throughout

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2 Kingsway  
Wales CF10 3FD

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## Description

43 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	1,226	113.90	Let
1st	1,250	116.13	Available
<b>Total</b>	<b>2,476</b>	<b>230.03</b>	

## Viewings

Strictly by appointment with Savills and Fletcher Morgan.

## Rates

The current Rateable Value of the property for the period 2020/21 is based on UBR multiplier of £0.535p. The Rates Payable for 2020/21 are as follows:

Rateable Value = £22,500

Rates Payable = £12,037

Interested parties to rely on their own enquiries to Cardiff Council.

## Terms

The office is available to let or for sale. Further details on request.

## Contact

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