

TO LET (MAY SELL)

BARCLAYS HOUSE

TY GLAS AVENUE, LLANISHEN,
CARDIFF, CF14 5DX



517.84 sq m (5,574 sq ft) up to
1,556.69 sq m (16,757 sq ft)

- SELF CONTAINED OFFICE BUILDING (MAY SPLIT)
- 60 CAR PARKING SPACES

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BARCLAYS HOUSE

LOCATION

The property is situated in a prominent position on Ty Glas Avenue, Llanishen, close to the entrance to Cardiff Business Park. Cardiff Business Park is a well established commercial and retail location, surrounded by a popular residential area in North Cardiff. It is located just 4 miles north of Cardiff City Centre and can be easily accessed via junctions 29 and 30 of the M4 via the A48 or junction 32 via the A470. The property also benefits from excellent public transport links, with Ty Glas Railway Station situated within the business park and a regular bus service passing through Ty Glas Avenue.

Existing occupiers nearby include Inland Revenue, Wales and West Housing Association and S4C, while nearby retailers include Marks & Spencer, Morrisons, Homebase, Starbucks and Laura Ashley. Other amenities include Bannatyne Health Club, a DW Fitness and Llanishen Leisure Centre.

DESCRIPTION

Barclay's House comprises a purpose built 3 storey office building, providing accommodation on the ground, 1st and 2nd floors. Each floor is split into 2 wings, off a central core housing the WC's. A passenger lift is accommodated in the main reception lobby and serves all floors.



SPECIFICATION

- Raised floor
- Suspended ceilings
- Recessed lighting
- Carpeted throughout
- Heating/cooling system
- Kitchen facilities
- Male, female and disabled WC's
- 8 person passenger lift

ACCOMMODATION

	SQM	SQFT
GROUND	516.30	5,558
FIRST FLOOR	522.57	5,625
SECOND FLOOR	517.84	5,574
TOTAL	1,556.69	16,757

The above IPMS 3 areas have been provided in accordance with the RICS property measurement 1st edition, May 2015

Consideration will be giving to letting on a floor by floor basis.



Self Contained Office Building (May Split)



PARKING

There are 60 parking spaces allocated to the property, a ratio of 1 space per 279 sq ft.

BUSINESS RATES

Rateable value: £160,000 per annum

Rates payable (17/18): £79,840 per annum

TENURE

The property is available by way of a new lease on terms to be agreed.

The property may also be available for sale. Price available on application.

VAT

All figures are exclusive of VAT.

EPC

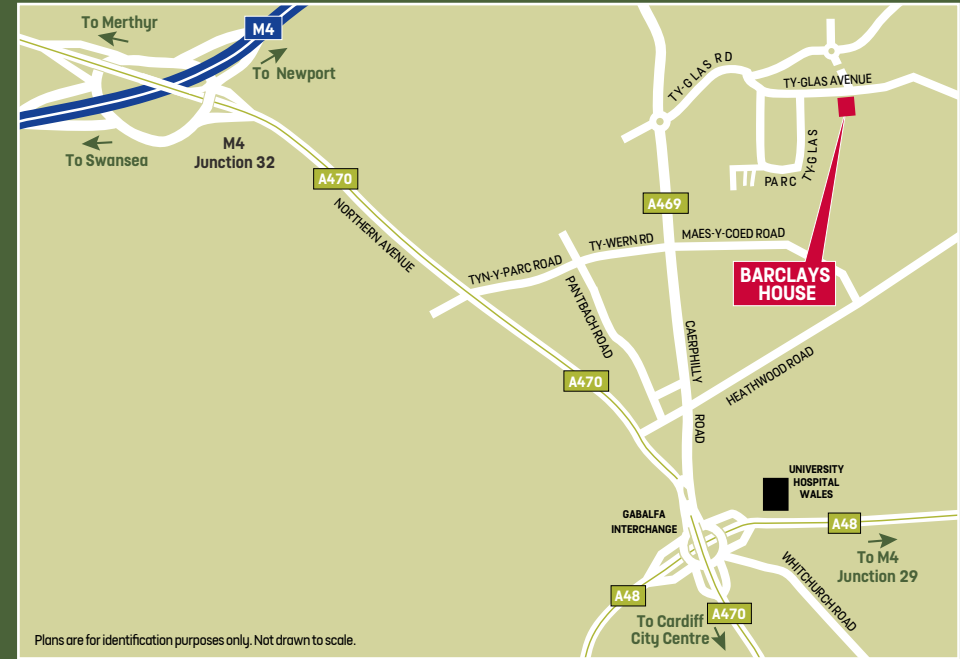
The property has an Energy Asset Performance Rating of 51 (Rating C)

This is how energy efficient the building is

51 ▶

C 51-75

Barclays House, Ty Glas Avenue, Llanishen, Cardiff, CF14 5DX



FURTHER INFORMATION / VIEWINGS

Strictly by appointment with Savills.

savills.co.uk


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