

To Let

**Unit 11, Cwrt y Parc, Earlswood Road, Llanishen,
Cardiff, CF14 5GH**

500 sq ft

- Ground floor office suite
- Located on an established business park
- Two allocated parking spaces
- Self contained entrance with intercom system
- Excellent transport links & local amenities



Location

The property is located at Cardiff Business Park in Llanishen, approximately 4 miles north of the city centre. There are public transport links within the vicinity including Parc Ty Glas rail station and local bus routes.

The property is easily accessible by car with Junction 32 of the M4 being a 5 minute drive north via the A470 dual carriageway. Surrounding occupiers include Ty Glas Retail Park (Marks and Spencer, HomeSense, Boots and DW Fitness), Bannatyne Health Club and Starbucks.

Description

The entire property comprises a three storey purpose built office building. The available suite is at Ground Floor level and provides the following specification:

- Self contained entrance with intercom
- Suspended ceilings with recessed lighting
- Wall mounted power sockets
- Electric mounted wall heaters
- Laminated solid floors
- 1 No. toilet (DDA compliant)
- 2 No. store cupboards
- Kitchen facilities

There are two car parking spaces associated with the suite.

Terms

The suite is available from February 2018 by way of a new lease for a term to be agreed.

Legal Costs

Each party to bear their own.

VAT

All figures are exclusive of VAT.

Accommodation

Floor / Unit	Size	Availability
Ground	500 sq ft	Available

EPC

This property has been graded as 88 D.

Rent

Available on Request

Business Rates

The suite currently benefits from 100% relief.



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