



Llanmaes office

Llanmaes, St. Fagans, Cardiff, CF5 6DU

To Let: Attractive office accommodation in a relaxed rural environment.

1,922 sq ft
(178.56 sq m)

- Tranquil setting
- Safe and secure site
- Abundant parking
- Outdoor recreation and amenity space
- Suitable for alternate uses, subject to planning
- Flexible lease terms available

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Summary

Available Size	1,922 sq ft
Rent	£25,000 per annum
Business Rates	A new assessment will be required. Estimated rates payable: £6.00 psf
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (56)

Description

The office suites are set within a sensitively restored agricultural conversion, which has retained many original features, alongside a modern specification.

There is a fitted kitchen, board/ meeting room and male and female WCs .

Location

The offices are located a short distance from St Fagans village, in an attractive rural setting.

The property is situated 7 miles from Cardiff town centre and approximately 6 miles from J33 of the M4 motorway.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,648	153.10	Available
1st	274	25.46	Available
Total	1,922	178.56	

Terms

The property is available on a leasehold basis.



Viewing & Further Information



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