



13 Lambourne Crescent

Cardiff Business Park, Llanishen, Cardiff, CF14 5GF

For Sale: Self contained office property

1,655 sq ft
(153.75 sq m)

- 7 parking spaces
- Excellent public transport
- Existing fit out and furniture
- No VAT applicable
- Alternate use potential (subject to planning and freeholder consent)

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Summary

Available Size	1,655 sq ft
Price	£235,000
Rates Payable	£8,283 per annum
Rateable Value	£16,500
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£3,168 per annum An estate service charge will be payable to cover the management costs for the upkeep and maintenance of landscaping and common areas.
EPC Rating	C (63)

Description

The accommodation comprises a two storey self contained office building, set within a courtyard office environment, benefitting from 7 parking spaces.

The specification of the building includes: gas central heating, suspended ceilings, feature lighting, Male/Female and disabled WC's, kitchenette facilities and a bar.

Location

The property is located in Cardiff Business Park an established business park situated approximately 5 miles north of Cardiff City centre. Junction 32 of the M4 is 3 miles north west of the property and there are excellent public transport links with regular bus services along Ty Glas Avenue and both Ty Glas and Birchgrove railway stations are in very close proximity.

The location benefits from excellent amenities with a number of retail outlets including Marks & Spencer food, Starbucks and Morrisons.

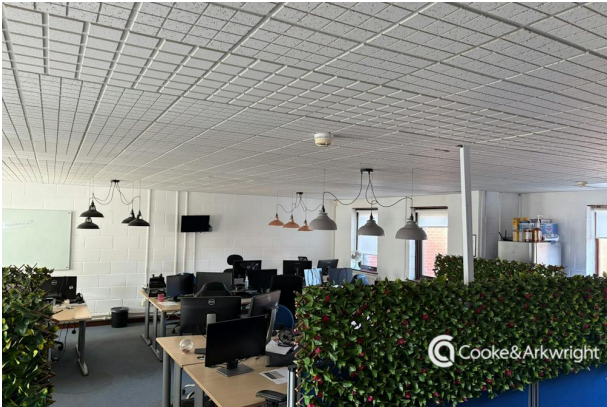
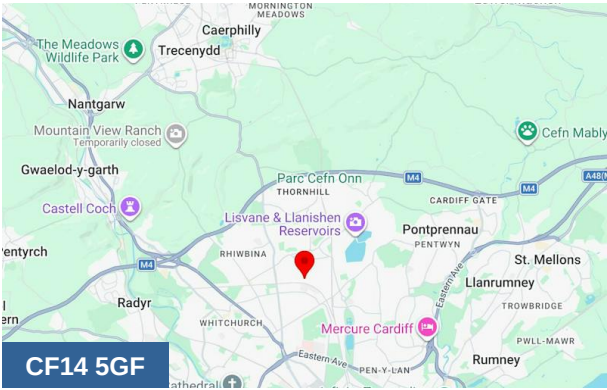
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	651	60.48
1st	1,004	93.27
Total	1,655	153.75

Terms

The 999 year long leasehold interest dated 15th March 1990 is available to purchase.



Viewing & Further Information



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