



# TY BEVAN

Ty Bevan House  
24-30 Lambourne Crescent  
Cardiff Business Park  
Llanishen, Cardiff, CF14 5GF



**FOR SALE (TO LET)**  
2 STOREY MODERN OFFICES

**WHOLE BUILDING OR  
SUB-DIVISIONS AVAILABLE**

**3,444 - 13,168 SQ FT (319.96 - 1,223.35 SQ M)**  
WITH 52 CAR PARKING SPACES

**ENTER**

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LLANISHEN, CARDIFF, CF14 5GF

## LOCATION

CARDIFF

LOCAL AMENITIES

DESCRIPTION

THE SITE

ACCOMMODATION

FURTHER INFORMATION

CONTACT



## LOCATION

Lambourne Crescent forms part of Cardiff Business Park, an established business location situated 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 Parc Ty Glas railway station within walking distance.

The property is easily accessed by car with J32 of the M4 within a 5 minute drive to the north, via the A470.

## DISTANCES

M4 Jct 32	4 miles
M4 Jct 30	5 miles
Cardiff Airport	13 miles
Cardiff City Centre	20 miles
Bristol	43 miles
Bristol Airport	47 miles
Swansea	40 miles
London	150 miles



## CARDIFF: THE CAPITAL OPPORTUNITY

Cardiff is the UK's fastest growing city with population expected to grow faster than any of the Core Cities over the next 20 years. The city also has one of the fastest growing economies in the UK, with faster job growth than any of the UK Core Cities between 2000 and 2010 and an increase in visitor spend of over £400 million in the past five years, all supported by one of the most qualified workforces in the UK and quality of life consistently leading national rankings.

Well connected to the region and the rest of the UK, supported by a regional rail network with almost 90 stations and a population of 1.6 million people within a 45 minute drive time.

With £6 billion of investment in business infrastructure in the pipeline, the commitment is already in place to drive forward the city's next phase of development, which will also assist in promoting the Cardiff Capital region as a world-class destination for business investment and tourism.

Cardiff offers range of unique attractions, top class entertainment and high quality shopping together with historic buildings rich in ancient history, Cardiff is a thriving city, just 2 hours by train from London.

**Offering a range of unique attractions, top class entertainment and high quality shopping together with historic buildings rich in ancient history, Cardiff is a thriving city**



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 **TY GLAS  
TRAIN STATION**

**MALVERN DRIVE**

**ASHBOURNE WAY**

**PARC TY-GLAS**

**PELICAN  
HEALTHCARE**

**SELCO BUILDERS  
WAREHOUSE**

**HOMESENSE**

**PETS AT HOME**

**BOOTS**

**DW SPORTS**

**STARBUCKS**

**BANNATYNE HEALTH  
CLUB & SPA**

**SC4**

**CARDIFF DRIVING  
TEST CENTRE**

**CITY & GUILDS**

**PARC TY-GLAS**

**GREAT BEAR  
HEALTH CARE**

**MOTO NOVO  
FINANCE**

## AMENITIES

Local amenities include a Ballantyne Health Club and the Cardiff Life Style Shopping Park where Marks & Spencer, Boots, Starbucks, Home Sense and DW Sports are represented.

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## DESCRIPTION

The courtyard office scheme provides a combination of open plan and cellular office accommodation arranged over ground and first floors. Internally, the specification includes:

- Exposed ceiling
- Gas fired central heating
- Double glazed wooden windows
- Part perimeter trunking
- Toilets and two showers
- Kitchen
- Fully refurbished
- Electric wall mounted heaters

52 car parking spaces are available on the site which extends to 0.94 acres.



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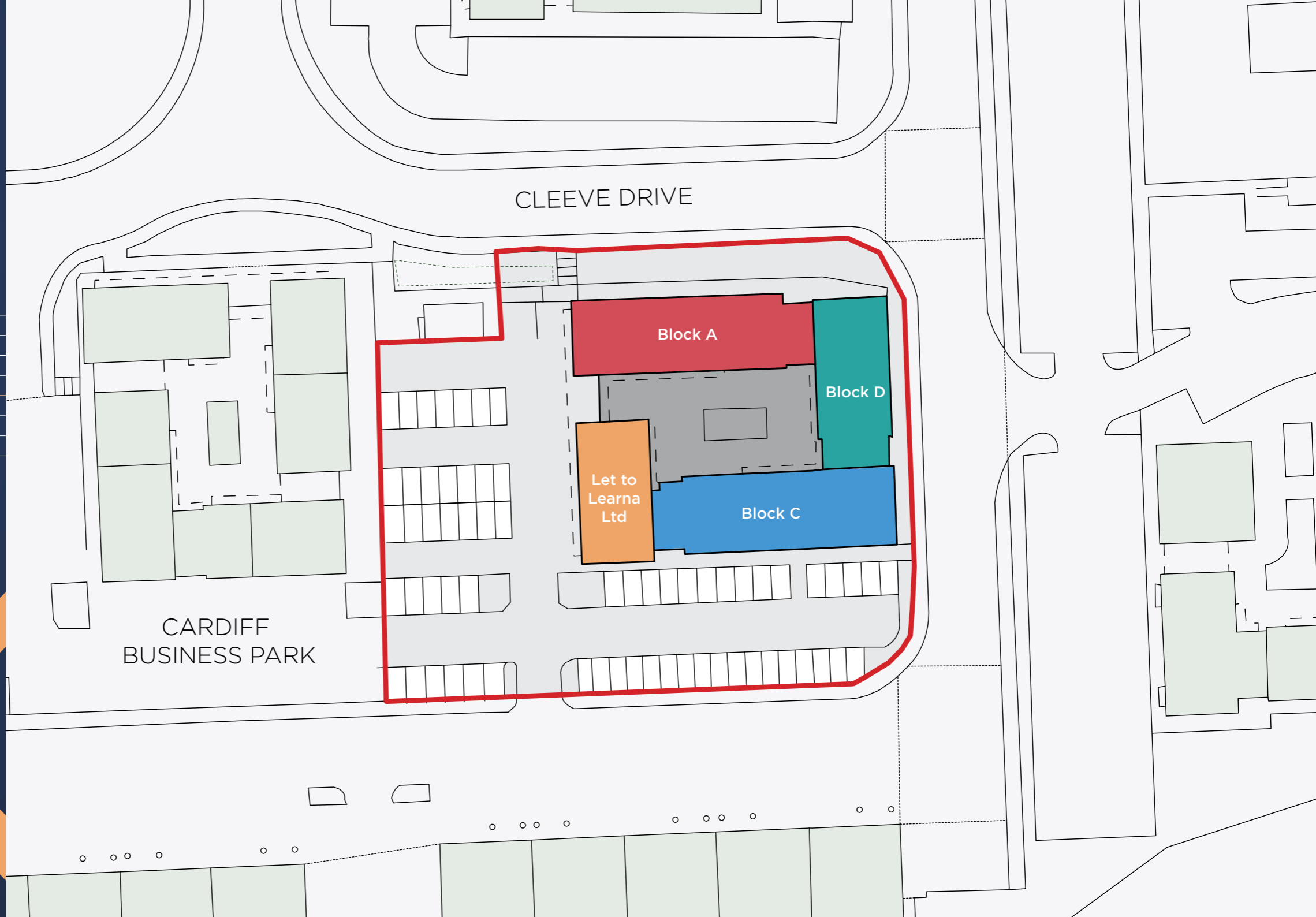
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## ACCOMMODATION

The offices extend to the following area, on a net internal basis:

BLOCK		SQ FT	SQ M
Pink Block A	Ground Floor	2,008	186
	First Floor	2,507	233
	Total (MAY SPLIT)	4,515	419
Orange Block B	Let to Learna Ltd		
Blue Block C	Ground Floor	2,519	234
	First Floor	2,690	250
	Total	5,209	484
Green Block D	Ground Floor	1,658	154
	First Floor	1,786	166
	Total	3,444	320
TOTAL		13,168	1,223.35



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## FLOOR PLANS

- GROUND FLOOR
- FIRST FLOOR



Illustrative plan only

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## TERMS

The offices are available to purchase on a Long Leasehold basis or by way of a new FRI Lease for a duration to be agreed. Subject to an Agreement for Lease, the Landlord will undertake a full refurbishment of part or the whole of property, and can provide an occupier with a turn key package to suit a Tenants specific office requirement. If multi-occupied an incoming Tenant will be required to pay a fair proportion towards the Building.

## SERVICE CHARGE

Full details on request.

## RENT/PRICE

Upon application to agents.

## SERVICES

We understand that all mains services are available to the property. Occupiers / purchasers are advised to make their own enquiries to establish their suitability and capacity.

## RATES

Interested parties should rely on their own enquiries to Cardiff Council Valuation Office.

## EPC

The property has had an Energy Performance Assessment undertaken and has an Energy Performance Rating of 'C' 66.

## CAR PARKING

A surface car park provides 64 dedicated parking spaces.

## LEGAL COSTS

Each party is to bear their own legal and professional costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT which will be applicable at the prevailing rate.



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## VIEWING

Please contact either of the joint agents.

**Rhydian Morris**  
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029 2072 6002

**Chris Terry**  
chris.terry@cushwake.com  
029 2026 2251



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