



**Comprehensive Refurbishment To Commence in Q2 2016.**

**Accommodation from 4,000 to 12,633 sq. ft (371 – 1,173 sq. m)**

**Property Highlights**

- High quality refurbished office accommodation
- Available by way of a new lease
- 45 allocated car parking spaces
- Air conditioned accommodation to parts
- Excellent transportation links to M4 Motorway (Junction 32) and Taffs Well railway station.
- Prominent location off the A470

For more information, please contact:

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# TO LET

## 1 RIVER HOUSE

YNYS BRIDGE COURT, CARDIFF CF15 9YY

### Location

The property is situated in a prominent and highly accessible position in Ynys Bridge, Gwaelod-y-Garth, 7 miles north of Cardiff City centre, 200 yards from the Taffs Well junction of the A470, less than one mile north of junction 32 of the M4 motorway.

River House is in an established commercial location with Gwaelod-y-Garth industrial estate and Ty Nant Court Office/Business Park immediately to the north of the site.

### Description

1 Riverside Court is a detached self contained 2-storey office building that is currently undergoing a comprehensive refurbishment and when completed in summer 2016 will benefit from the following specification:

- Suspended ceilings with compatible lighting
- Carpeted throughout
- Passenger lift
- Double glazing
- Air conditioning
- Male, female and disabled WCs
- Kitchen
- Perimeter trunking
- Intercom

### Accommodation

The subject property comprises the following Net Internal Area:

1 Riverside Court	Sq.m	Sq.Ft
Ground floor	585	6,296
First floor / Under Offer	616	6,337
Total	1201.6	12,633

### Rent

Quoting **£15.00** per sq ft exclusive of VAT, rates and all other utilities.

### Tenure

Available by way of a new Full Repairing and Insuring lease incorporating 5 yearly upward only rent reviews.

### Service Charge

An incoming Tenant will be required to pay a fair proportion towards the Building and Estate Service Charge. Further information available on request.

### Car Parking

45 allocated car parking spaces, a ratio of 1 space per 280 sq ft.

### Rates

Tenant to be responsible for all commercial rates payable. The current Rates Payable based on the current UBR multiplier of £0.486 equates to £64,881 per annum.

We advise all interested parties to rely on their own enquiries to the relevant Local Authority Rating Department.

### EPC

The property has had an Energy Performance Assessment undertaken and has an Energy Performance Rating of 'C' 68.

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 68 This is how energy efficient the building is.

### Legal Costs

Each party is to bear their own legal and professional costs.

### VAT

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

### Viewing

For further information and to arrange an inspection, please contact Cushman & Wakefield or joint Agents Savills and JLL:

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[Chris.terry@cushwake.com](mailto:Chris.terry@cushwake.com)

### Cushman & Wakefield

Marchmount House, Dumfries Place, Cardiff CF10 3RJ



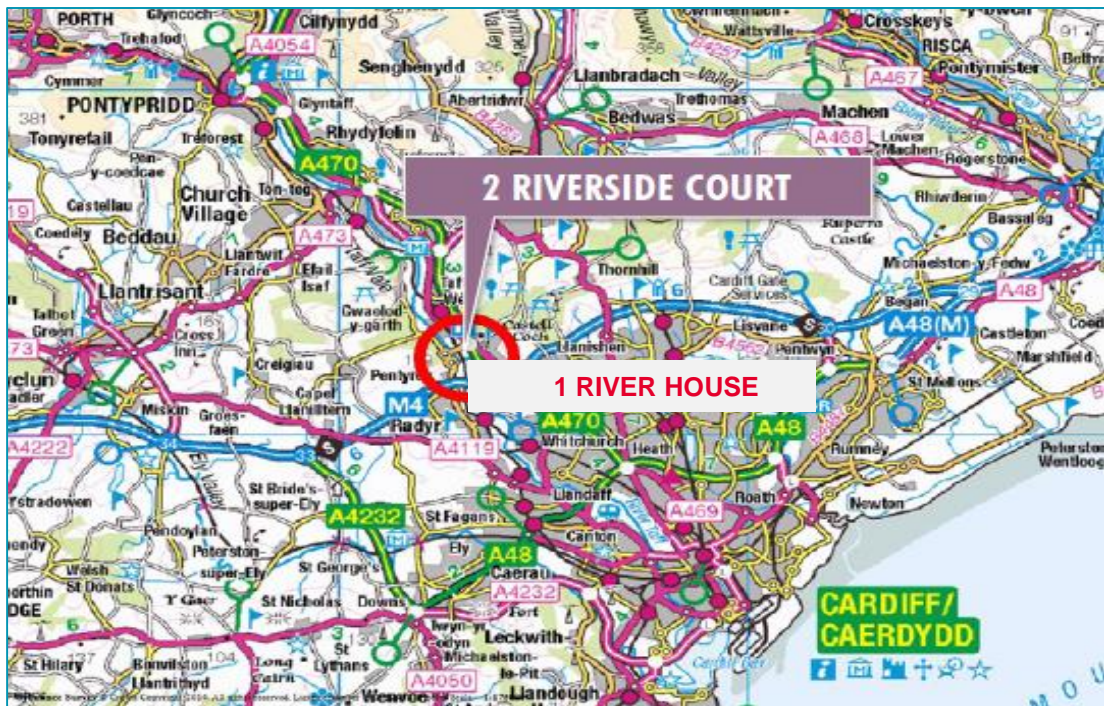
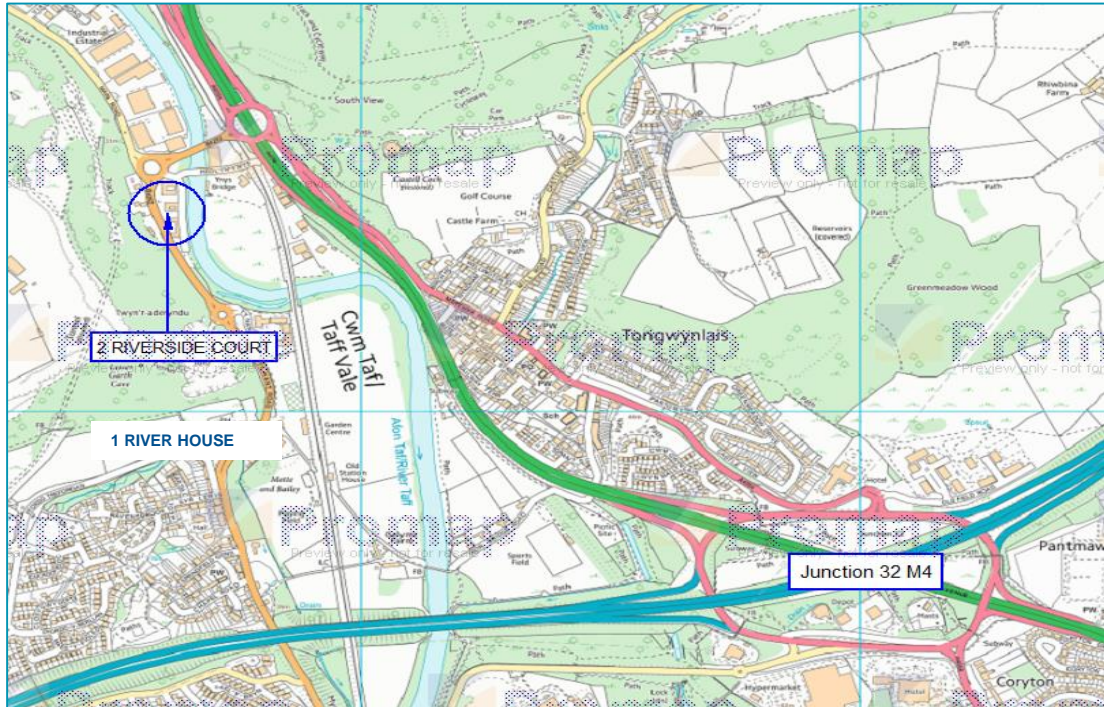


**CUSHMAN & WAKEFIELD**

**TO LET**

**1 RIVER HOUSE**

**YNYS BRIDGE COURT, CARDIFF CF15 9YY**



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