



**TO LET**

# 7 Ty Nant Court

Morganstown, Cardiff, CF15 8LW

**HIGH QUALITY OFFICE BUILDING  
WITH PARKING**

2,781 ft<sup>2</sup> (258.37 m<sup>2</sup>)

- + Open plan and cellular offices
- + Gas central heating
- + Double glazed windows
- + Carpeted throughout
- + Male, female and disabled WC's
- + Intercom system and intruder alarm

**029 2081 1581**

[www.emanuel-jones.co.uk](http://www.emanuel-jones.co.uk)



### LOCATION

The property is situated in Morganstown, approximately 5 miles north of Cardiff city centre. The unit forms part of the Ty Nant Court office development, an established estate with a good mix of tenants such as Sphere Solutions, Inspire Design & Bingham Hall Partnership. The business park benefits from good access to the A470 dual carriageway and Junction 32 of the M4 Motorway.

### DESCRIPTION

The available property is a self contained two storey office of 2,781 ft<sup>2</sup>. The building has been fitted out to a high standard and incorporates the following;

- + Suspended ceilings with recessed lighting
- + Fully accessible raised floors with carpet tiles
- + Double glazing throughout
- + Flexible open plan layout with some partitioned offices
- + Fully tiled male, female and disabled WC's
- + Category 5 cabling

### ACCOMMODATION

The property comprises the following approximate areas;

Ground Floor	1,349 ft <sup>2</sup>		(125.33 m <sup>2</sup> )
First Floor	1,432 ft <sup>2</sup>		(133.04 m <sup>2</sup> )
Total (IPMS 3)	2,781 ft <sup>2</sup>		(258.37 m <sup>2</sup> )

### CAR PARKING

12 car parking spaces are available with the building.

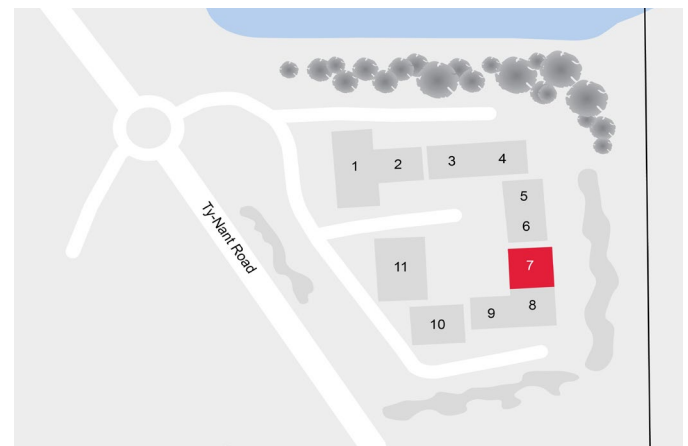
### TERMS

The accommodation is available for lease on a full repairing and insuring basis. The tenant will contribute to the estate service charge. Further details on request.

### BUSINESS RATES

The rateable value of the property is £23,500 and for the year ending March 2018 the rates payable are £11,726.50.

Interested parties though should rely on their own enquiries with the Local Authority.



### RENT

£12.50 per ft<sup>2</sup> exclusive.

### VAT

The property has been elected for VAT and will be charged where applicable.

### EPC

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

72 This is how energy efficient the building is.

### LEGAL COSTS

Each party is to bear their own legal costs.

### VIEWING

Strictly by appointment through sole agents:-

Contact: Rob Emanuel / Rhys Williams  
Email: rob@emanuel-jones.co.uk  
Email: rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT & AVAILABILITY



February 2018

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