



3 LINKS COURT

ST MELLONS BUSINESS PARK, CARDIFF CF3 0LT

MODERN SEMI DETACHED OFFICE BUILDING
WITH 21 CAR PARKING SPACES

TOTAL AREA 7,523 SQ.FT. (698.90 SQ.M.)

- PURCHASE PRICE £695,000
- QUOTING RENT £8.50 PSF
- PART LET



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www.emanuel-jones.co.uk

LOCATION

St Mellons Business Park is situated approximately 7 miles North East of Cardiff City Centre. The development benefits from good transport links with the M4 motorway and A48 (M) dual carriageway in close proximity. There are frequent bus routes running along Fortran Road, the primary access road for the estate. Other occupiers in the vicinity include Shaw Health Group, Pinnacle Office Solutions and Olympus.

Local amenities include a Tesco superstore with petrol station, Flaming Grill restaurant and St Mellons Golf Club and Country Hotel.

THE BUILDING

3 Links Court provides a semi detached office building totalling 7,523 sq ft over 2 floors. It benefits from the following:

- Suspended ceilings with recessed lighting
- High quality partitioning
- Comfort cooling throughout
- Gas fired central heating system
- Independent kitchen at ground and first floor level
- Full DDA Compliancy
- Passenger lift
- Shower facilities
- Intruder Alarm

TENANCIES

Part ground floor

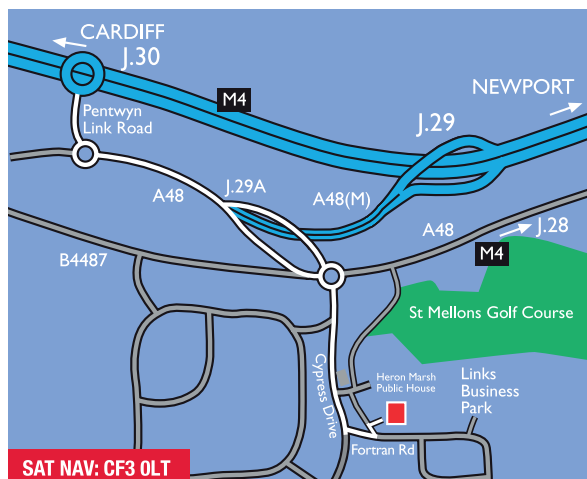
Redhills have taken a 5 year full repairing and insuring lease from 16th May 2014 outside the Landlord and Tenant Act 1954. There are no breaks and the passing rent is £12,325 per annum.

First Floor

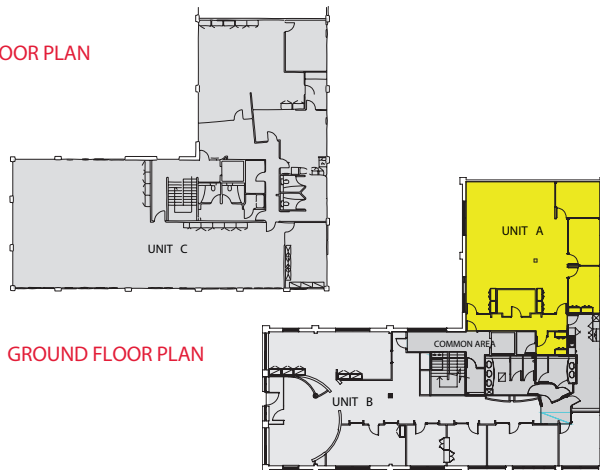
Vans Direct have taken a 5 year full repairing and insuring lease from the 1st May 2013 at £31,500 per annum. They have exercised their break option to take effect from the 1st May 2016.

RENT

The accommodation is available to lease on a full repairing and insuring basis at a rent of £8.50 psf per annum.



FIRST FLOOR PLAN



GROUND FLOOR PLAN

ACCOMMODATION

The property provides the following approximate areas:-

UNIT	FLOOR	OCCUPIER	AREA
A	Ground	Redhills	1,552 sq.ft. (144.18 sq.m.)
B	Ground	VACANT	2,269 sq.ft. (210.79 sq.m.)
C	First	VACANT	3,702 sq.ft. (343.92 sq.m.)

Total Net Internal Area 7,523 sq.ft. (698.90 sq.m.)

There are 21 car parking spaces allocated to the property located directly outside.

PURCHASE PRICE

Offers in the region of £695,000 for the long leasehold interest.

ESTATE SERVICE CHARGE

Occupiers contribute a fair proportion of the cost of maintaining the Estate.

EPC

The property has an Energy Performance Certificate rating of 97 and is within Band D.

BUSINESS RATES

The rateable value is £93,750 and for the year ending March 2016 the rates payable are £45,187.

VIEWING

Strictly by appointment with sole agents Emanuel Jones.

SUBJECT TO CONTRACT & AVAILABILITY



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3 Links Court

St Mellons Business Park, Cardiff CF3 0LT

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