



Refurbished Offices from 1,500 sq.ft up to 84,000 sq.ft

Cardiff Edge highlights

- Highly prominent position adjacent to J32 of M4 motorway, and minutes from Cardiff city centre
- Quality refurbished office accommodation
- Laboratories and clean rooms available on flexible terms
- Excellent car parking provision
- Secure landscaped environment

For more information, please contact:

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Location

The available office space is set within a secure landscaped site totally approximately 30 acres. The site has security fencing and two vehicular access points off Longwood Drive with all current access being controlled via a security lodge.

Description

Recently refurbished to a high standard, the office accommodation that is available spans across two buildings within the Cardiff Edge Business Park

The Innovation Village

A detached two storey structure situated to the far west of the site providing modern office accommodation on each floor. The building is of steel frame construction with brickwork finish external elevations with large sections of glazing. Internally, entrance to the building leads directly into the entrance foyer on the ground floor. Along with the office space there are storage facilities, male/ female/ disabled WC's, meeting rooms and break out areas. There is also a passenger lift

Cromlin East and West Building

A detached two storey purpose built office building arranged in two distinct circular structures, connected by a central reception area.

The building is constructed around a structural frame with a combination of large glazed sections and facing brickwork.

Accommodation

Description	Sq.Ft	Availability
Cromlin East and West - Ground A	3,808	Available
Cromlin East and West - Ground B	1,545	Available
Cromlin East and West - Ground C	3,832	Available
Cromlin East and West - First A	4,031	Available
Cromlin East and West - First B	1,603	Available
Cromlin East and West - First C	3,814	Available
Innovation Village	6,491	Available

Car Parking

There are five distinct car park areas on site offering a total of 527 car parking spaces

Service Charge

A service charge will apply to cover the costs in running and maintaining the building and estate. Further details available upon request.

Rent

Available upon request.

Terms

The offices are available by way of a new lease for a term to be agreed. Further details on request.

Business Rates

Estimated to be £4.50 per sq.ft.

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

EPC

Cromlin East and West have an EPC rating of D-78.

An Energy Performance Certificate will be made available to interested parties on request.

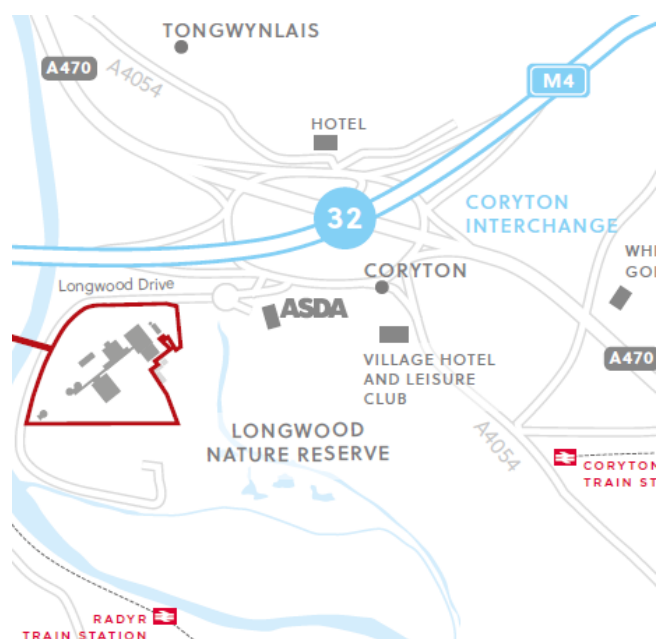
VAT

VAT will be charged on all costs at the prevailing rate.

Viewing

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

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