

OFFICE BUILDING TO LET

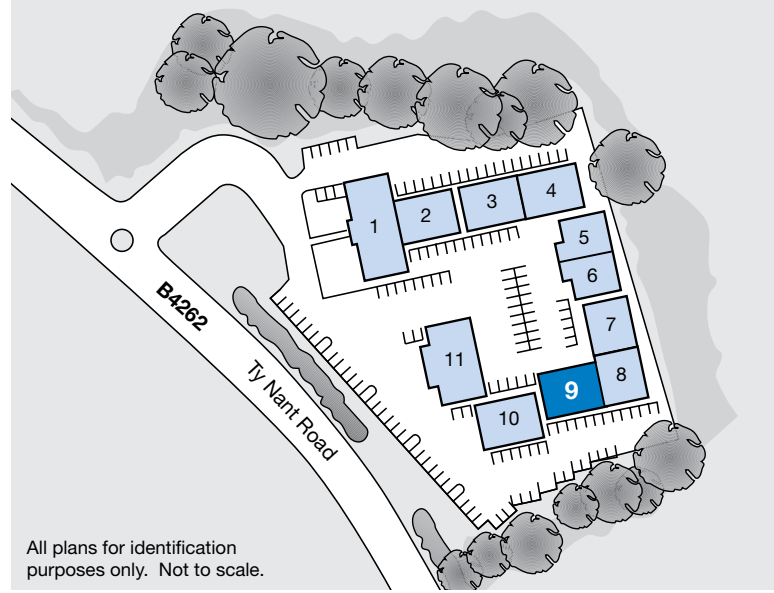
# 9 Ty Nant Court

MORGANSTOWN, CARDIFF, CF15 8LW



3,500 sq.ft. (325 sq.m.) with 13 car parking spaces

OFFICE BUILDING WITHIN A PLEASANT PARKLAND ENVIRONMENT  
SITUATED NEAR CASTELL COCH  
AND CLOSE TO A470/M4 CORYTON INTERCHANGE



## LOCATION

The property is situated within the successful Ty Nant Court development, approximately 1.5 miles north of Junction 32 of the M4 motorway and 5 miles north of Cardiff's City Centre. The development is within a short distance of the A470 dual carriageway which connects to Merthyr Tydfil some 20 miles to the north.

The development totals around 41,000 sq.ft. in 11 buildings and has already attracted a wide range of business occupiers including Sphere Solutions, Real Radio, Ball & Co., RSPCA, Inspire Design, and Huw J. Edmund Accountants.

## DESCRIPTION

The available property is a self contained two storey office of 3,500 sq.ft. net internal area, which each floor being 1,750 sq.ft. The building has recently been completed to an extremely high standard and incorporates the following:

- Suspended ceilings with category 2 lighting

- Full accessed raised floors with carpet tiles
- Full double glazing throughout
- Flexible open plan layout
- Fully tiled male, female and disabled w.c.'s
- Mini kitchen with microwave and refrigerator at both ground and first floor level
- Category 5 cabling

## CAR PARKING

13 car parking spaces are available with the building.

## TERMS

The accommodation is available for lease on tenants full repairing and insuring terms. The tenant will contribute to the Estate service charge which will be paid on pro-rata basis. The tenant may be responsible for the payment of a building service charge on pro rata basis, should the building be let floor by floor.

## RENT

£13.50 per sq.ft. exclusive.

## RATES

The rateable value is currently assessed separately for each floor as follows:

	Rateable Value	Rates Payable <small>for the year ending 31st March 2012</small>
Ground floor	£26,250	£11,235
First floor	£26,000	£11,128
<b>Total</b>	<b>£52,250</b>	<b>£22,363</b>

However interested parties should rely on their own enquiries with the Local Authority Tel: 029 2087 2000.

## LEGAL COSTS

The ingoing tenant to be responsible for both parties' reasonable legal costs.

## VIEWING

Viewing and further information by arrangement with the sole letting agents, Emanuel Jones:

Robert Emanuel  
Tel: 029 2082 0441  
Rob@emanuel-jones.co.uk

Tomas Souto  
Tel: 029 2081 1581  
Tom@emanuel-jones.co.uk

SUBJECT TO CONTRACT & AVAILABILITY

# 9 Ty Nant Court

MORGANSTOWN, CARDIFF CF15 8LW

**emanueljones**  
chartered surveyors  
**029 2081 1581**  
6 TY-NANT COURT MORGANSTOWN CARDIFF CF15 8LW

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