

**TO LET**

ON THE INSTRUCTIONS OF SA BRAIN & CO

CF14 5DX



POTENTIAL TO BE SUB-DIVIDED

**TY GLAS • LLANISHEN • CARDIFF**

PROMINENT WAREHOUSE / DISTRIBUTION / URBAN LOGISTICS UNIT

Total Accommodation - 5,406 sq m (58,176 sq ft)

# TY GLAS • LLANISHEN • CARDIFF



Plans are for identification purposes only. Not drawn to scale.

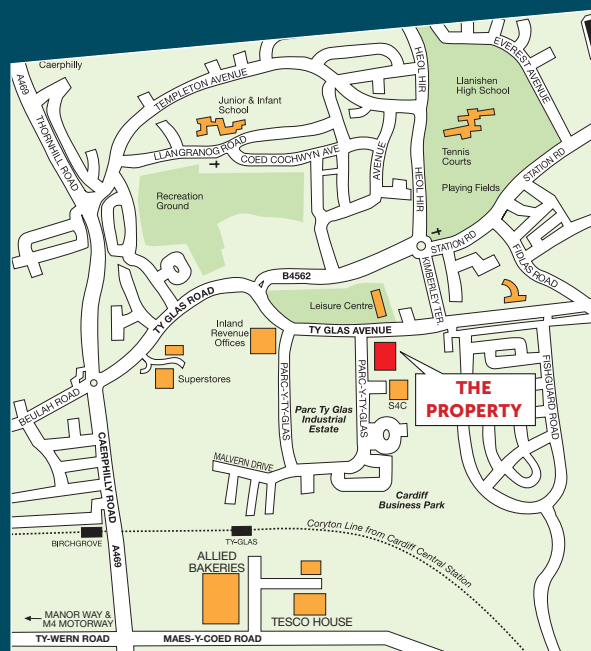


## Location

Llanishen is an established business location situated to the North of Cardiff, approximately 4 miles from the City Centre. The strategic location provides occupiers with the benefit of connection to an extensive road network, linking to Junction 32 of the M4 Motorway via A470 Manor Way.

Llanishen has become established as a location for a mixture of occupiers, with established office and industrial occupiers including S4C, NHS and Amari Plastics together with retail and trade based occupiers including Marks & Spencer, Boots, DW Sports, Starbucks (at Ty Glas Retail Park) and Selco Builders Merchants.

The subject property is located at the top of Ty Glas Avenue near to the junction with Parc Ty Glas, opposite Ty Glas Retail Park.



## Description

The subject property comprises a detached warehouse unit, currently split into 2 with the rear section let to 4J Leisure Ltd t/a Go Air Trampoline. The available accommodation comprises front 2 storey office accommodation with rear warehouse providing the following:

### Warehouse

- 3 bay warehouse constructed of steel frame under pitched truss roof with percentage of natural light via translucent panels
- High level part sodium, part strip fluorescent lighting
- Access via roller shutter entrance doors
- Eaves height of approx 5.32m (18ft)

The accommodation benefits from a large yard area of approximately 1 acre including area under canopy.



GO AIR Trampoline Park

### Offices

- 2 storey office accommodation providing a mix of modular and open plan office space, together with reception area
- Carpeting throughout
- Suspended ceilings with integrated lighting
- Comfort Cooling systems to part
- WC and canteen/kitchen areas

The accommodation benefits from a large secure fenced front car parking area.

## Accommodation

FLOOR	Metric	Imperial
Ground Floor Offices	318.34 sq m	3,427 sq ft
First Floor Offices	371.87 sq m	4,003 sq ft
Warehouse (as a whole)	4,716.17 sq m	50,746 sq ft
Total	5,406.38 sq m	58,176 sq ft

The accommodation provides the ability to let the office space separately from the warehouse. Further information on application to agents.



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### Tenure

The accommodation is available on a leasehold basis.

### Rental

Further details on application to agents.

### Rateable Value

Offices - £55,500  
Wild Water Warehouse - £158,000

### VAT

All figures quoted are exclusive of V.A.T. where applicable.

### Viewing

Strictly by appointment with joint agents Fletcher Morgan and Cushman & Wakefield.



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Contact:  
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