

**OFFICE TO LET / FOR SALE**

# Unit 32 Lambourne Crescent

Cardiff, CF14 5GG



## Key Highlights

- TO LET (MAY SELL)
- 1,876 sq ft
- Close to local amenities
- 8 parking spaces
- Gas Central Heating
- Kitchen

2 Kingsway  
Cardiff  
Wales, CF10 3FD

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## DESCRIPTION

32 Lambourne Crescent comprises a self-contained office building set over two storeys providing open plan office accommodation. The property benefits from a specification including; carpet flooring; recessed lighting; double glazed windows; gas central heating; male & female WC facilities, and kitchen. The property also benefits from 7 parking spaces.

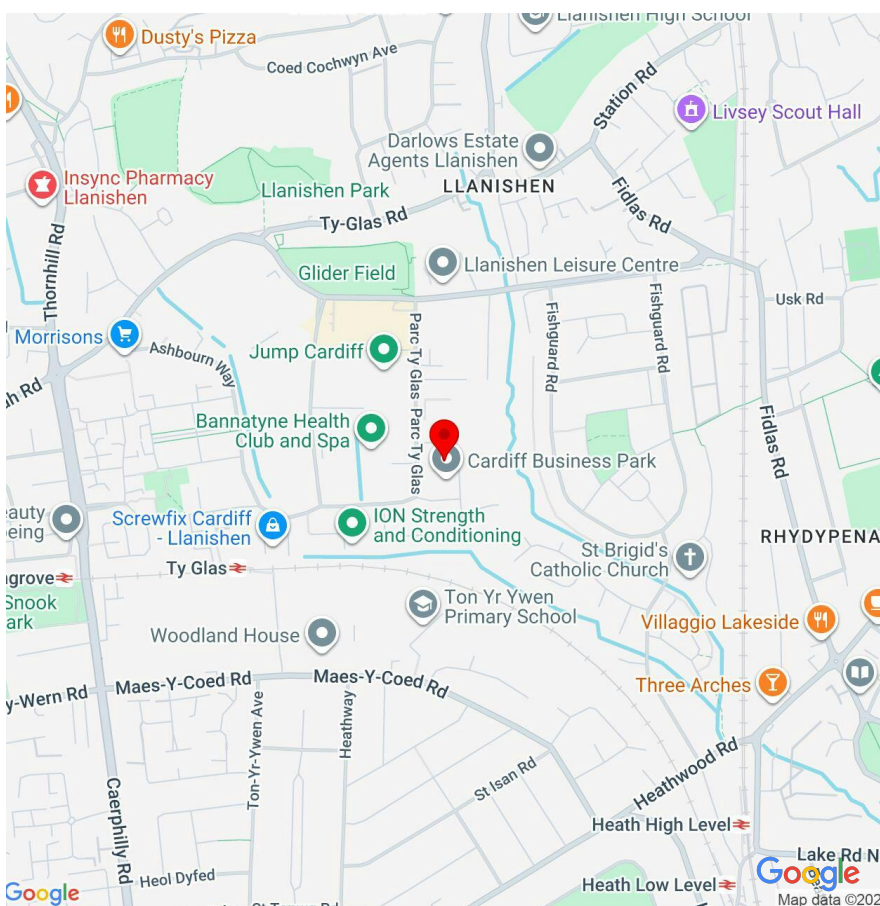
## ACCOMMODATION

The accommodation comprises the following areas:

| FLOOR AREA   | SQ FT        | SQ M       |
|--------------|--------------|------------|
| Ground       | 932          | 87         |
| 1st          | 944          | 88         |
| <b>TOTAL</b> | <b>1,876</b> | <b>174</b> |

## LOCATION

The property is situated on Cardiff Business Park, an established commercial location approximately 5 miles north of Cardiff City Centre. The area benefits from good public transport links with regular bus services passing through Ty Glas Avenue and easy access to Parc Ty Glas Railway Station with services leading directly to Cardiff City Centre. The property also boasts good road links and is within a 7-minute drive of J32 of the M4, via the A470. Cardiff Lifestyle Shopping Park is within a short walking distance, which is host to numerous occupiers, including, M&S, Homesense, Boots and Starbucks. There is also a McDonald's restaurant and Greggs takeaway within walking distance.



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## VIEWINGS

Via Savills

## LEGAL COSTS

Each party to bear their own legal costs.

## BUSINESS RATES

Rateable Value : £17,000 Rates  
Payable (25/26): £9,571

## TERMS

The property is available to let for a term to be agreed. Alternatively, the long leasehold interest (999 years from 1 October 2021). Rent and Price on application.

## EPC

C rating

## ESTATE SERVICE CHARGE

An estate service charge is payable. Further details on request.

## CONTACTS

For further information  
please contact:

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