

Ground & First Floor Offices To Let



Lanesborough House, Laurels Business Park, Heol Y Rhosog, Wentloog, Cardiff, Cf3 2Ew

- HIGH QUALITY OFFICE SPACE
- EXCELLENT LOCATION AND GOOD PARKING
- SUITES FROM 187 SQ FT (17.37SQM) – 3505SQ FT (325.61 SQ M)
- GOOD ACCESS TO THE EASTERN AVENUE (A48) AND M4 MOTORWAY.

Location

The office premises are located on the Laurels Business Park, a well established business location to the South East of Cardiff City. The area has a good mixture of commercial operators and remains popular with good access links to the A48 (Eastern Avenue) and the M4 motorway beyond.

The Laurels Business Park comprises a mixture of well presented warehouse units arranged in two terraces and the office building, Lanesborough House. The modern business park has a mixture of occupiers including, Wales & West Housing, Engineered Performance Coatings (EPC), Interline Services and Pinewood Studios are locating nearby. The site is secured by way of a steel fence and gates to the main estate road.

Description

Lanesborough House is a detached building providing office space arranged over two floors and plentiful onsite parking. The property has suspended ceilings throughout, carpet tiled floors, perimeter trunking, gas central heating, air conditioning in part and a mixture of spot and diffused lighting.

There are shared toilet and kitchen facilities on both floors. The ground floor suite is open plan with suspended ceilings. The first floor accommodation provides cellular office accommodation.

This area is capable of being let on a room by room basis.

Accommodation

	sqft	sqm
Ground floor suite 1	900	83.61
First floor offices		
Office 1	491	45.62
Office 2	724	67.27
Office 3	331	30.77
Office 4	211	19.56
Office 5	192	17.82
Office 6	187	17.33
Office 7	319	29.68
Kitchen	150	13.98
Male & Female WCs	-	-
Total Net internal area	2605	242.20

Quoting Price

£8 per sq ft per annum exclusive

Estate Service charge

A service charge is payable by ingoing tenants with regard to landlords expenditure on such items as landscaping, building maintenance and insurance etc. Further details of this estate charge can be provided upon request.

Rateable Value

Ground Floor Suite £ 6,800 (2010 list)

First Floor Suite £23,500 (2010 list)

Legal Costs

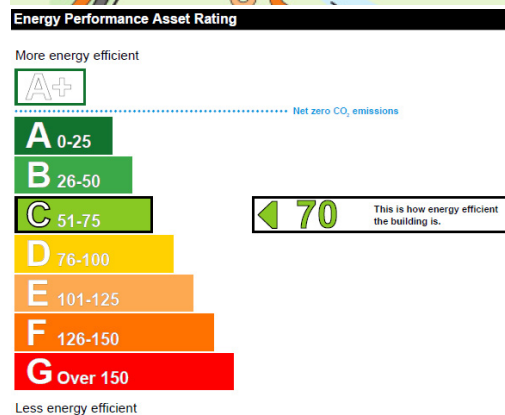
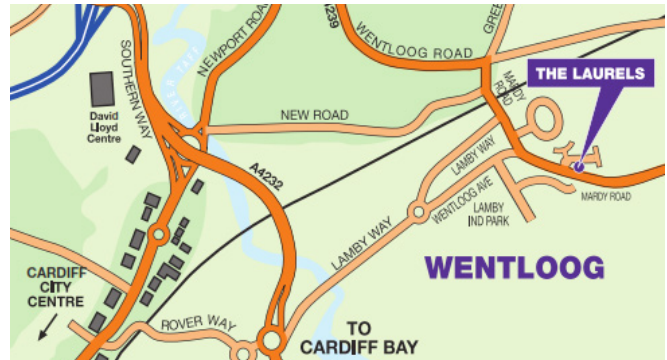
Each party are to be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT to which they may be liable at the prevailing rate.

Viewing

Strictly by prior appointment with joint letting agents Hutchings & Thomas and DLP Surveyors.



Important Notice

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& THOMAS**
CHARTERED SURVEYORS

Phone: 01633 214 444
Fax: 01633 244 599

info@hutchings-thomas.co.uk