

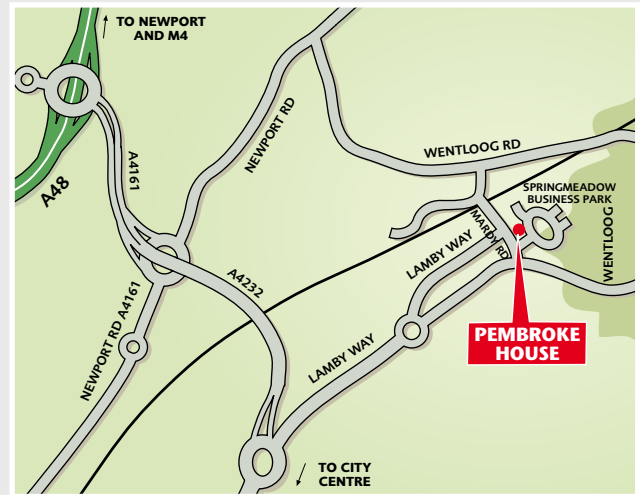
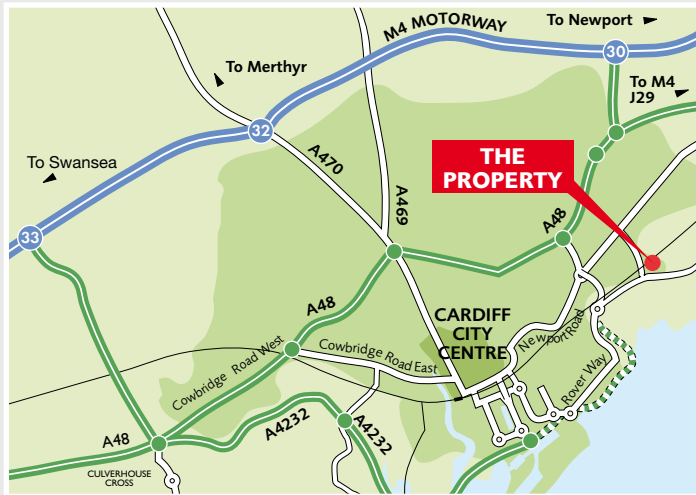
TO LET

PEMBROKE HOUSE SPRINGMEADOW BUSINESS PARK WENTLOOG, CARDIFF CF3 2EH



194 m² (2,088 ft²)

MODERN OFFICES
WITH 9 CAR PARKING SPACES



Plans for identification purposes only. Not to Scale.

LOCATION

The property is situated approximately 2 miles east of Cardiff City Centre with easy access to the eastern link (A4232), the A48 (M) and M4 motorway. Occupiers in the area include Parcel Line, Independent Foster Care and the new Aldi distribution centre.

DESCRIPTION

A modern two storey office building in a prominent position at the front of the business park.

SPECIFICATION

- Double Glazing
- Suspended Ceilings
- Recessed Lighting
- Underfloor & dado trunking
- Window Blinds
- Gas Fired Central Heating
- Ladies, Gents and Disabled w.c's
- Security Alarm
- Kitchen
- General Office and 5 Meeting Rooms
- 9 Car Parking Spaces

ACCOMMODATION

| | m ² | ft ² |
|--------------|----------------|-----------------|
| Ground floor | 194 | 2,088 |

TENURE

To let - rent on application.

RATES

| | |
|-----------------------|---------|
| Rateable Value (2010) | |
| Ground Floor | £18,750 |
| UBR (2015/16) | 48.2p |

SERVICE CHARGE

The ingoing tenant to be responsible for a fair proportion of the landlord's service charge.

VAT

All figures quoted are subject to VAT at the current rate.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole agent:

HUW THOMAS

029 2046 0152
www.huwthomascpc.com

huw@huwthomascpc.com