

OFFICES TO LET

UP TO 366 SQM (3,946 SQ.FT)



21 Penlline Road,
Whitchurch,
Cardiff
CF14 2AA

Tel: 029 2062 1162
Fax: 029 2062 1141

Email: enquiries@burnettdavies.com
www.burnettdavies.com

LLANMAES ESTATE OFFICE ST FAGANS CARDIFF CF5 6DU

- Modern office space with character
- Secure gated entrance
- 5 miles from J33 of the M4 motorway
- On site parking
- Flexible terms

Contact: 029 2062 1162

LOCATION

Llanmaes Estate Office is located in St Fagans, a residential settlement lying 5 miles west of Cardiff city centre.

St Fagans is an attractive village of character with thatched cottages and dwellings dating back to 1850 and earlier. It has a public house, fine dining venue, cricket pitch and is the home of the Museum of Welsh Life.

The location is within 2 miles of Culverhouse Cross, a major gyratory where the A48 Cowbridge Road East intersects with the A4232 western periphery distributor road which connects the city with J33 of the M4 motorway.

DESCRIPTION

The accommodation to be let is contained within a two storey original barn structure, since converted to office use.

The available accommodation is arranged on ground and first floors approached through an entrance lobby from the courtyard. It comprises part open and part cellular office space and provides gas central heating, storage space, staff/rest room and WC facilities on both levels.

The ground floor has recessed lighting and the timber frame of the original barn is exposed at first floor level.

Surfaced parking is available in the adjoining courtyard.

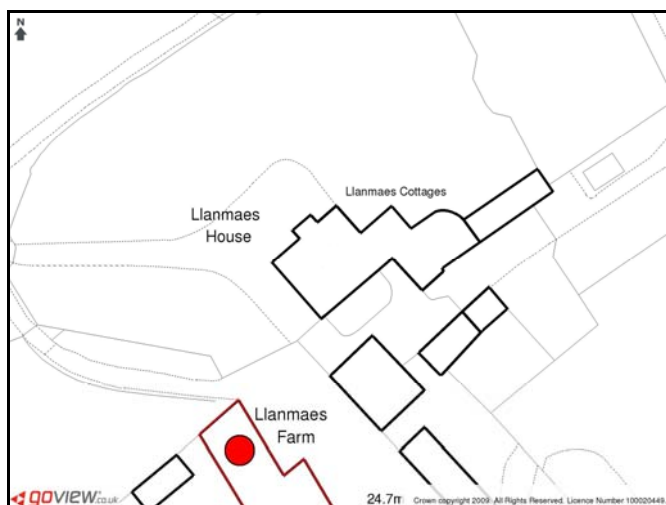
ACCOMMODATION

The accommodation has the following net internal areas;

	SQ.MT	(SQ.FT)
Ground Floor	217.35	(2,340)
First Floor	149.20	(1,606)
TOTAL	366.55	(3,946)

RATES

The property has a Rateable Value of £46,250 with rates payable for 2011/2012 of £19,795.00 per annum.



TERMS

The property is available as a whole or, in parts, on flexible internal repairing lease terms.

RENT

As a whole: **£40,000 per annum** (£6.99 sq.ft), exclusive of VAT, rates and utilities, insurance and some shared costs.

Please enquire with us with regard to a room by room basis.

VAT

The property is registered for VAT payable at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

ENERGY PERFORMANCE

The property has an energy performance certificate rating of 'D'. By comparison 'A' is very efficient and 'G' least efficient. A copy of the certificate is available upon request.

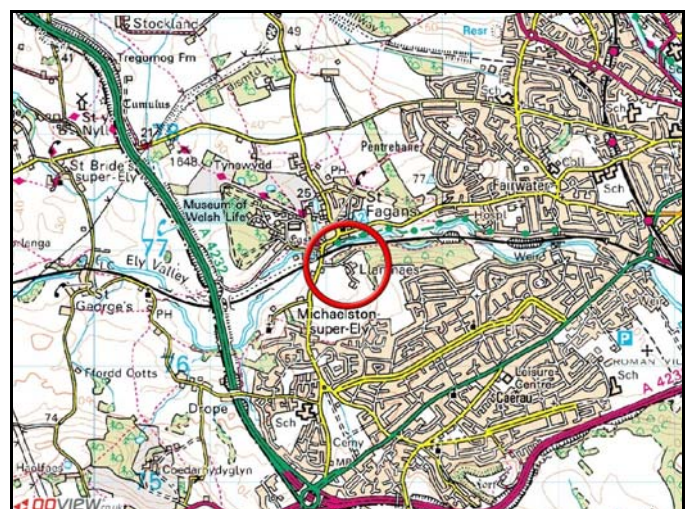
VIEWINGS

Strictly by prior appointment. For further information please contact Commercial Agency at;

Burnett Davies
21 Penlline Road,
Whitchurch,
Cardiff
CF14 2AA

Tel: 029 2062 1162
Fax: 029 2062 1141
Email: agency@burnettdavies.com

Subject to contract and availability.



Disclaimer: Burnett Davies for themselves and for the vendors or lessors of these assets, give notice that:

- (1) These particulars are prepared without responsibility on the part of Burnett Davies & Co., the vendors, lessors or owners and are intended as a general outline for the guidance of prospective purchaser or lessees. They do not constitute or form part of any offer or contract and in the event of any inconsistencies between these particulars and the Conditions of Sale, the latter shall prevail.
- (2) All information in these particulars is provided in good faith and is believed to be correct at the date of issue. However the accuracy of such information cannot be guaranteed and any error, omission or misdescription shall not annul the sale or be grounds on which compensation may be claimed. Accordingly intending purchasers or lessees must satisfy themselves by inspection, enquiry or otherwise as to the correctness of each of the statements contained in these particulars. No liability is accepted for any travelling or other expenses incurred by applicants in viewing assets that may have been sold, let or withdrawn.
- (3) The vendor does not make or give, nor are the partners or staff or Burnett Davies & Co. authorised to make or give, any representations or warranties whatsoever in relation to the assets.

Please note that VAT may be added to any sale price or rent quoted.

It is recommended that prospective purchasers and lessors make their own enquiries to establish the VAT implications prior to entering into any agreement.