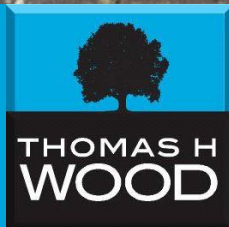




## 6 Cleeve House

Lambourne Crescent, Llanishen Ind Est., CF14 5GP



Asking Price £250,000

Two Storey Self Contained Office Building

The property is located on Cardiff Business Park, Llanishen, approximately 4 miles north of Cardiff City Centre. The property comprises a purpose built two-storey office building of brickwork construction. The pedestrian entrance to the left of the building leads into a small open reception area. To the left a door leads into the staff break out space. Ground floor there are three individual cellular offices and some storage space. First floor there is an additional small kitchenette facility and a large open plan office space along with two additional individual cellular offices.



# 6 Cleeve House, Lambourne Crescent, Llanishen Ind Est., Cardiff, CF14 5GP

## LOCATION

Cardiff Business Park is an established commercial area which benefits from excellent public transportation links with a bus and railway station nearby. Access to junction 32 of the M4 motorway is approximately 5 minute drive north via the A470. Other local occupiers and amenities in the vicinity include HMRC, Barclays McDonalds, Lifestyle Retail Park, Marks & Spencer, DW Fitness, Llanishen Leisure Centre, Boots, Starbucks and Morrisons.

## ACCOMMODATION

The accommodation is a self contained two storey office building comprised of the following floor areas:

Ground Floor 661 sq.ft. (61.41sq.m)

First Floor 951 sq.ft (88.35sq.m)

**TOTAL 1,612 SQ.FT. 149.76 (SQ.M)**

## SPECIFICATION

- Suspended ceiling with recessed lighting
- Perimeter Trunking
- Gas Central Heating
- Carpeted Flooring
- Male, female/disabled WCs
- Kitchen facility/staff break out area on the ground floor
- 6 Allocated Parking Spaces

## TENURE

Virtual Freehold, 6 Cleeve House is held on 999 year long lease from July 1994. Title Documents are available upon request.

**PRICE £250,000**

## USE A1

## BUSINESS RATES

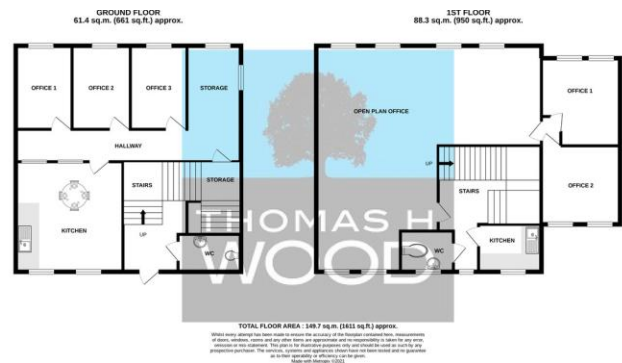
Rates Payable £4.98 per sq.ft. (based upon Rateable Value £15,000.00)

## LEGAL COSTS

Each Party to bear their own legal and professional costs incurred.

## VIEWING

Strictly by appointment through sole agents Thomas H Wood.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

