



# Suite 2, Albion House, Oxford Street, Nantgarw, Cardiff, CF15 7TR

**TO LET**

**MODERN SERVICED OFFICE SUITE**  
310 sq ft (28.83 sq m)

- + £583 per calendar month
- + All inclusive rent
- + Car parking

029 2081 1581

[www.emanuel-jones.co.uk](http://www.emanuel-jones.co.uk)

## LOCATION

The property is located fronting Oxford Street, within Nantgarw. The property benefits from excellent transport links, being in close proximity to the A470 Dual Carriageway which links to Junction 32 of the M4 Motorway approximately 3 miles south. There is also a train station which provides access to Cardiff city centre via a short 20-minute journey.

The property is within a short distance from Coleg y Cymoedd Nantgarw Campus and benefits from access to local amenities such as McDonalds, Nando's and Showcase Cinema. Other local office occupiers include Alcumus, Connect Assist and Biocatalysts.

## DESCRIPTION

The property comprises a modern two-storey detached office building with accommodation available at first floor level. The suites are fully serviced and all inclusive with the following:

- + Suspended ceilings with recessed LED lighting
- + Perimeter gas fired central heating system
- + Carpeted floors
- + Perimeter trunking
- + Male, female and disabled WC's
- + Passenger lift
- + Shared kitchen facilities
- + Shared meeting room
- + Internet connections including Cat 5 cables in situ
- + Intruder alarm
- + Intercom system

The services included are as follows:

- + Electricity, gas and water rates
- + Building insurance
- + Internal and external cleaning
- + External repairs and communal area repairs
- + Car park maintenance
- + 24/7 access to the building
- + Fire and security maintenance
- + Internet

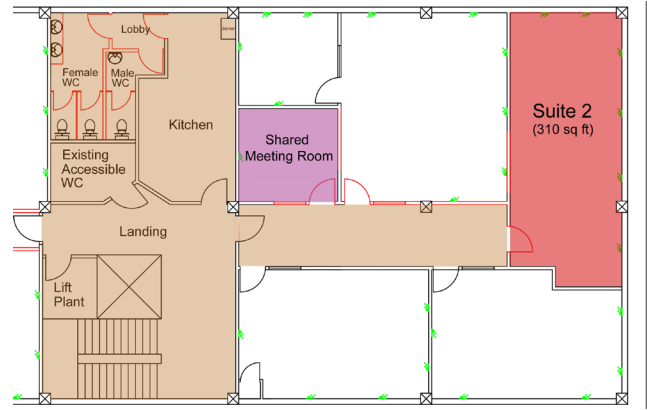
## ACCOMMODATION

The suite has been measured on a net internal area basis and provides the following area:

Suite 2      310 sq ft | 28.83 sq m

## CAR PARKING

There is a secure gated car park at the rear of the property. The suite benefits from 2 allocated spaces.



## LEASE TERMS

The suite is available on a flexible 6 month licence with a 3 month notice period.

## RENT

£583 PCM (£7,000 per annum).

## BUSINESS RATES

The business rates are currently being reassessed. We understand the suite is likely to fall under Wales's Small Business Rates Relief Scheme. It is assumed the suite qualifies for 100% relief.

Interested parties are advised to satisfy any enquiries with the relevant local authority.

## EPC

The property has an EPC in Band C.

## VAT

The property has been elected for VAT and will be charged where applicable.

## LEGAL COSTS

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

## VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rhys Williams / Carlo Piazza  
Email: rhys@emanuel-jones.co.uk  
carlo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



March 2022

**Suite 2, Albion House,**  
Oxford Street, Nantgarw, Cardiff, CF15 7TR

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