

# SUITE 2 LANESBOROUGH HOUSE

THE LAURELS BUSINESS PARK, HEOL Y RHOSOG, WENTLOOG, CARDIFF,  
CF3 2EW

## GROUND FLOOR OFFICE SUITE

TO LET | Office

965 sqft (89.65 sq m)

£7,750 per annum (Excl.)

### Key Features

- Established commercial location with excellent road links
- Close proximity to M4 and Cardiff City Centre
- Office building located at the entrance to the Laurels Business Park
- Detached purpose built modern office building
- Ground floor suite
- Right to use 6 No. car parking spaces
- 24 hour access
- WC's and kitchen facility
- Available by way of a new Lease for a term of years to be agreed

### Description

Established commercial location with excellent road links to the M4 and Cardiff city centre. Suite 2 Lanesborough House is located at the entrance and forms part of the Laurels Business Park. Suite 2 provides ground floor office accommodation within a modern multi-let office building with the following specification:

- Suspended ceiling with recessed lighting
- Predominantly open plan
- Communal WC's and a kitchen on the ground floor - the maintenance / cleaning of these areas are covered within the building service charge
- Right to use 6 No. car parking spaces
- 24 hr access

### Accommodation

Suite 2 is circa 965 sq ft (89.65 sq m)



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### Further info visit:

<https://www.jenkinsbest.com/properties/suite-2-lanesborough-house-the-laurels-business-park-heol-y-rhosog-wentloog-cardiff-cf3-2ew/>

## Location

The Laurels Business Park is located in the established commercial area of Wentloog, approximately 3 miles to the east of Cardiff City Centre, a 5 minute drive to the A48(M) which in turn links with the M4 Motorway at Junction 30 (heading west) and Junction 29 (heading east). The estate is accessed from Heol Y Rhosog from Wentloog Road.

## Tenure & Terms

Suite 2 is available by way of a New Full Repairing and Insuring Lease for a Term of years to be agreed.

## Rent

£7,750 per annum (Excl.) VAT is payable in addition.

## Rateable Value

Occupiers will be responsible for Business Rates. Rateable Value - £8,200 (2023 List) - (Multiplier 56.2p 2024/25) Rates payable £4,608.40 per annum. Suite 2 currently qualifies for an element of small business rates relief - contact Cardiff County Council for additional information.

## Estate service charge / building insurance

A variable service charge is levied to cover the costs of maintenance and upkeep of the common parts of the building (Lanesborough House) and the estate (Laurels Business Park). The current annual budget contribution for Suite 2 is £5,265 (Excl.). Electric supply, water, and heating costs included within this budget. Year ending Dec 24. Building Insurance - the Landlord insures the building and recovers the premium from the Tenant - premium for Suite 2 to be confirmed.

## Legal costs

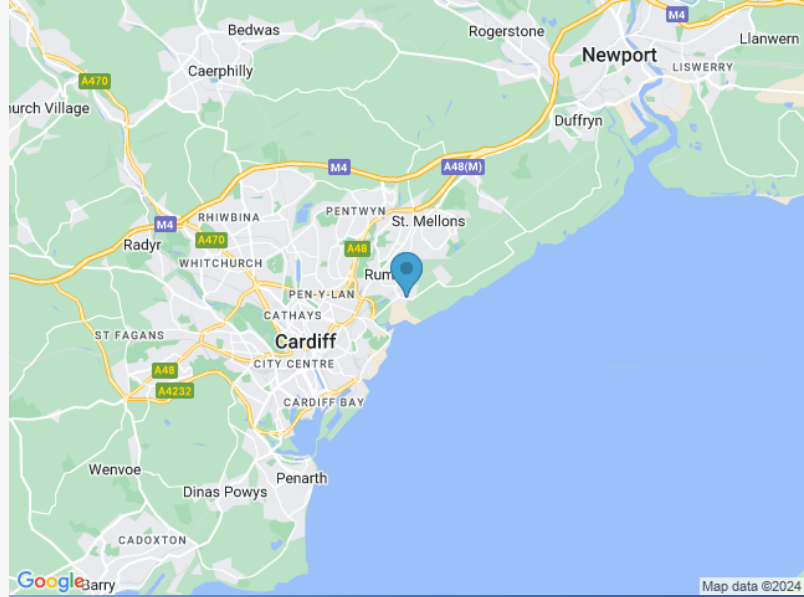
Each party responsible for their own legal and professional costs.

## Energy Performance Certificate

C-70. Certificate available on request.

## Further information

Please contact Jenkins Best on 02920 34 00 33 or joint agents Hutchings and Thomas.



## Disclaimer

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1. Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:
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7. Details of this particular is subject to change. For the latest information please contact Jenkins Best.

May 2024

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