



Suite 2 Lanesborough House, The Laurels Business Park, Heol Y Rhosog, Cardiff, CF15 8LW

Well located office on the eastern side of Cardiff - close to the A48

Summary

Tenure	To Let
Available Size	965 sq ft / 89.65 sq m
Rent	£7,750 per annum payable quarterly in advance
Service Charge	£5,565 per annum Budget Year Ending December 2025
Rates Payable	£4,608 per annum Based on 2023 Valuation. Currently qualifies for an element of small business rates relief

Key Points

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

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Summary

Available Size	965 sq ft
Rent	£7,750 per annum payable quarterly in advance
Rates Payable	£4,608 per annum Based on 2023 Valuation. Currently qualifies for an element of small business rates relief.
Rateable Value	£8,200
Service Charge	£5,565 per annum Budget Year Ending December 2025
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£489 per annum Approximate Premium for Year Ending December 2024
EPC Rating	C (70)

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

Location

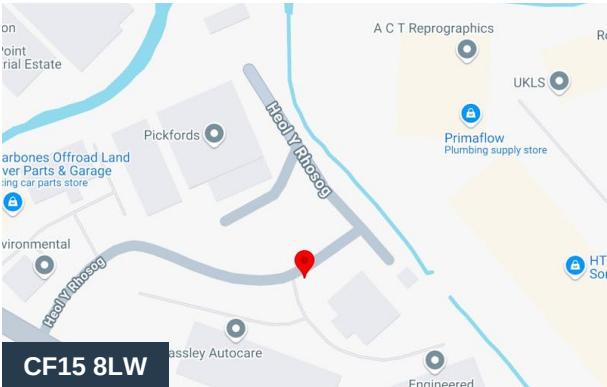
The Laurels Business Park is located in the established commercial area of Wentloog, approximately 3 miles to the east of Cardiff City Centre, a 5 minute drive to the A48(M) which in turn links with the M4 Motorway at Junction 30 (heading west) and Junction 29 (heading east). The estate is accessed from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

Specification

Ground floor office suite.

Terms

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



Viewing & Further Information



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