

Per Annum
£20,000 Per Annum

THOMAS H WOOD

Unit 44 Lambourne Crescent, Llanishen, Cardiff, CF14 5GG

Commercial

- 10 Allocated Parking Spaces
- Modern Offices
- Reception Area
- Modern Kitchen
- Ty Glas Railway Station in close proximity
- Central Heating
- Good public transport with bus stops nearby











Unit 44, Lambourne Crescent in Llanishen presents a standalone office structure spanning across two floors. These modern and fully refurbished offices, offer a blend of open-plan and partitioned office areas, along with kitchen facilities and 10 parking spaces.

ACCOMMODATION

Ground Floor 636 ft2/59 m2

First Floor 1008 ft2/94 m2

Total 1644 ft2/153 m2

INFORMATION

1664.00 sq ft

10 Parking Spaces

Location

Nestled within Cardiff Business Park, this property enjoys a strategic commercial position approximately five miles north of Cardiff City Centre. It benefits from excellent transportation links, with frequent bus services along Ty Glas Avenue and convenient access to Parc Ty Glas Railway Station, providing direct routes to the City. Easy access to J32 of the M4 via the A470 is within a five-minute drive. Cardiff Lifestyle Shopping Park is within proximity, featuring a variety of well-known retailers such as M&S, Boots, Starbucks, and McDonald's.

ACCOMMODATION

Our measurements are on a net internal basis appropriate for offices of this type as follows:

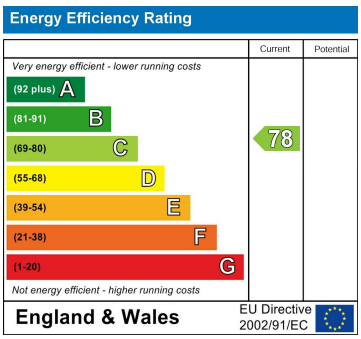
GROUND FLOOR
Ground floor net internal area – 59 m²/636ft² comprising:
Front entrance hall; side WC; open plan reception office 23.9m²
Corner office 7.8m²
Adjacent office 10.5m²
Side Workshop 16.8m²

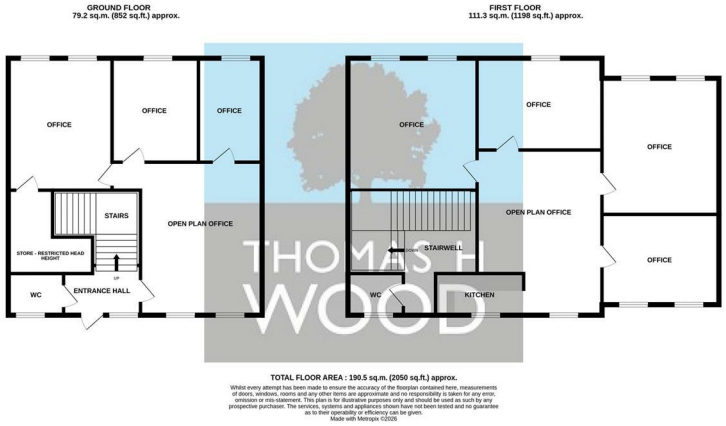
FIRST FLOOR
First floor net internal area – 94m²/1008ft² comprising:
First floor landing/stairs and co-gender WC
Open plan office 26.94m²
Side office 11.9m²
Middle office 19.1m²
End office 14.2m²
Corner office 21.5m²

TOTAL
Combined ground/first floors 153m²/1,644ft²

PARKING
10 allocated spaces

COST
£20,000 per annum





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

WHITCHURCH BRANCH

14 Park Road,
Whitchurch
CF14 7BQ

RADYR BRANCH

5 Station Road,
Radyr, Cardiff
CF15 8AA

CONTACT

sales@thomashwood.com
lettings@thomashwood.com
02920 626 252
thomashwood.com