

OFFICES TO LET CROMLIN EAST & WEST

Cardiff Edge, Longwood Drive, Cardiff,
CF14 7YT



Refurbished Offices from 1,000 sq.ft up to 10,179 sq.ft

Cromlin East & West highlights:

- Highly prominent position adjacent to J32 of M4 motorway, and minutes from Cardiff city centre
- Quality refurbished office accommodation
- Excellent car parking provision
- Secure landscaped environment

For more information, please contact:

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Location

The available office space is set within a secure landscaped business park totally approximately 30 acres. The business park has security fencing and two vehicular access points off Longwood Drive with all current access being controlled via a security lodge.

Cardiff Edge is situated a few hundred yards to the south of Coryton roundabout, junction 32 of the M4 motorway. Cardiff city centre is located a 10 minute drive 5 miles to the south.

Cardiff Edge is within walking distance of both Radyr and Coryton railway stations. The location benefits from excellent amenities with nearby occupiers including Starbucks, The Village Hotel, ASDA supermarket, McDonalds.

Cromlin East and West

A detached two storey purpose built office building arranged in two distinct circular structures, connected by a central reception area.

Recently refurbished to a high standard, the office accommodation that is available spans across two buildings within the Cardiff Edge Business Park

Internally the property has been extensively refurbished to provide the following specification:

- Suspended ceiling with new LED lighting
- Air conditioning
- Perimeter trunking
- New lift
- 4 new showers
- Male, female and disabled toilets
- Reception area
- Carpeted
- 24 hour manned security

Accommodation

The following accommodation is available for immediate occupation.

Description	Sq.Ft	Availability
Cromlin East Part GF	1,794	Under Offer
Cromlin East Part 1 st	1,000	Under Offer
Cromlin East Part 1 st	3,060	Available
Cromlin West Ground floor	4,235	Under Offer
Cromlin West 1 st floor	4,726	Under Offer

Car Parking

Car parking ratio of 1 space per 250 sq.ft.
Additional car parking is available by way of licence.

Service Charge

A service charge will apply to cover the costs in running and maintaining the building and estate. Further details available upon request.

Rent

£14.50 psf excl

Terms

The offices are available by way of a new lease for a term to be agreed. Further details on request.

Business Rates

Estimated to be £4.50 per sq.ft.
(We advise all interested parties to rely on their own enquiries to the relevant Local Rating Authority.)

EPC

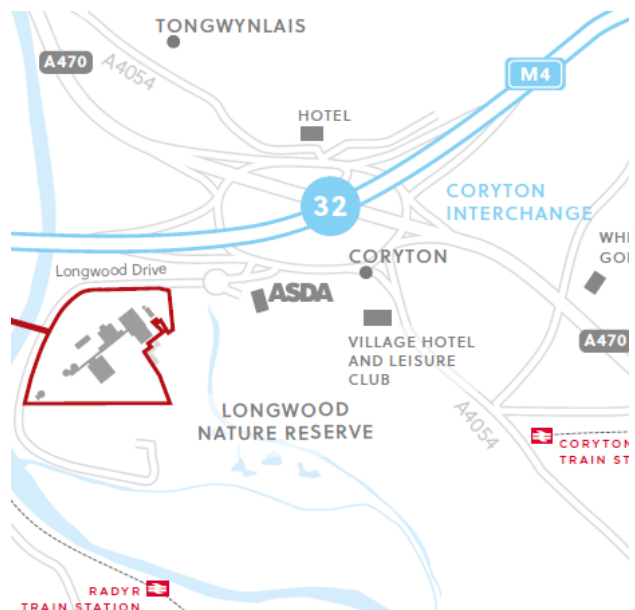
An Energy Performance Certificate will be made available to interested parties on request.

VAT

VAT will be charged on all costs at the prevailing rate.

Viewing

For further information and to arrange an inspection, please contact joint agents Cushman & Wakefield and JLL:
Chris Terry / 029 20262251 / chris.terry@cushwake.com
Carlo Piazza / 029 20262201 / ciancarlo.piazza@cushwake.com



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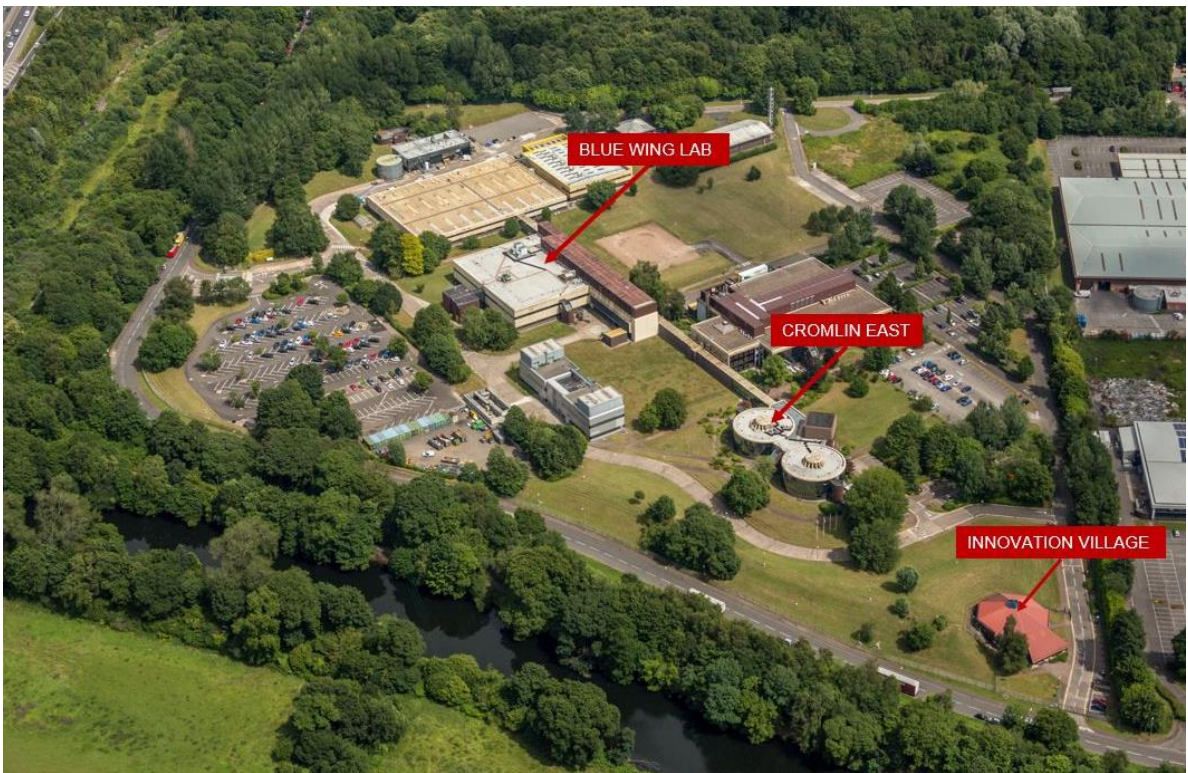
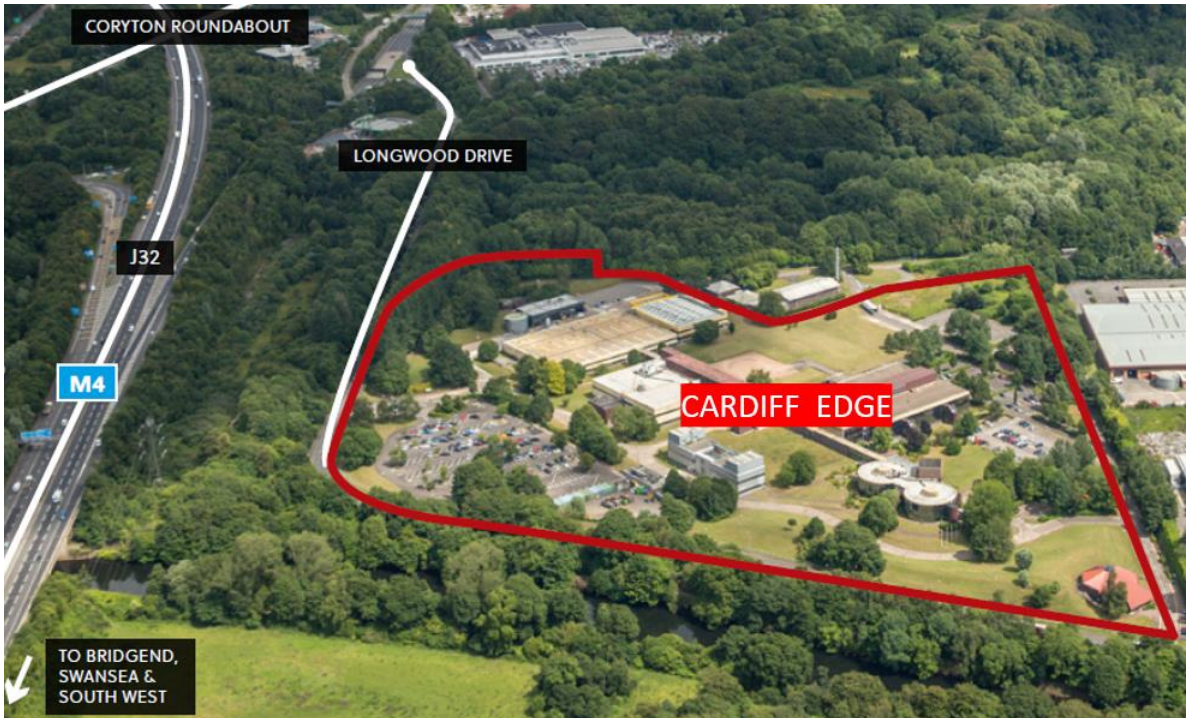


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