TO LET

1,250 SQ. FT. FIRST FLOOR QUALITY OFFICE WITH 4 CAR PARKING SPACES

029 2037 8921
fletchermorgan.co.uk
28 Park Place, Cardiff CF10 3BA



43 Lambourne Crescent, Llanishen, Cardiff CF14 5GG

Location

Lambourne Crescent forms part of Cardiff Business Park, an established commercial location situated approximately 5 miles north of Cardiff City Centre. The building forms part of a larger office development and is prominently situated over-looking Parc-Ty-Glas Avenue.

The area benefits from good public transport links with regular bus services passing through Ty Glas Avenue and easy access to Parc Ty Glas Railway Station (10 minutes walk) with services leading directly to Cardiff City Centre. Cardiff Lifestyle Shopping Park is within a short walking distance, providing access to amenities such as **Boots, Marks & Spencer, Specsavers and Starbucks with McDonalds' and Morrisons nearby and Llanishen Leisure opposite the Retail Park.**

The property is easily accessed by car with J32 of the M4 within a 5- minute drive to the north, via the A470. There are a number of EV charging points in the local area.

Description

The building comprises a modern, self-contained office building set over two storey's. The first floor provides a mixture of open plan and cellular office accommodation. Briefly, the internal aspects benefit from the following specification:

- Carpeted throughout.
- Timber double glazed windows.
- Gas central heating.
- Recessed lighting.
- Secure door entry system.
- Alarm system.
- Male & Female WC facilities.

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

First Floor = 1,250 sq.ft. | 116.1 sq.m.

Car Parking

The property benefits from 4 car parking spaces.

Rates

The Rateable Value of the property is as follows:

2026/27 based on UBR multiplier of £0.502p
Rateable Value = £12,500 | Rates Payable = £6,275

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Tenure

The subject property is available on a Full Repairing and Insuring basis.

Rent

£12,000 per annum plus VAT

The property is subject to an Estate Charge

Energy Performance Certificate

C63

VAT

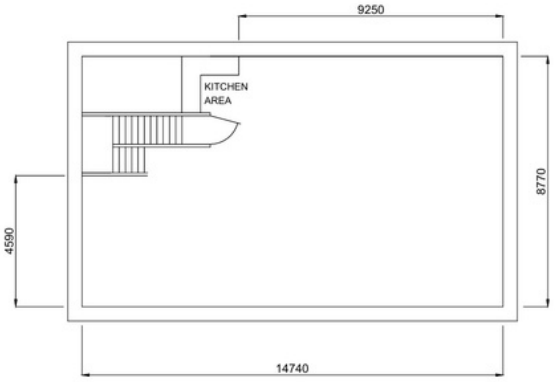
All figures quoted are exclusive of V.A.T. where applicable.

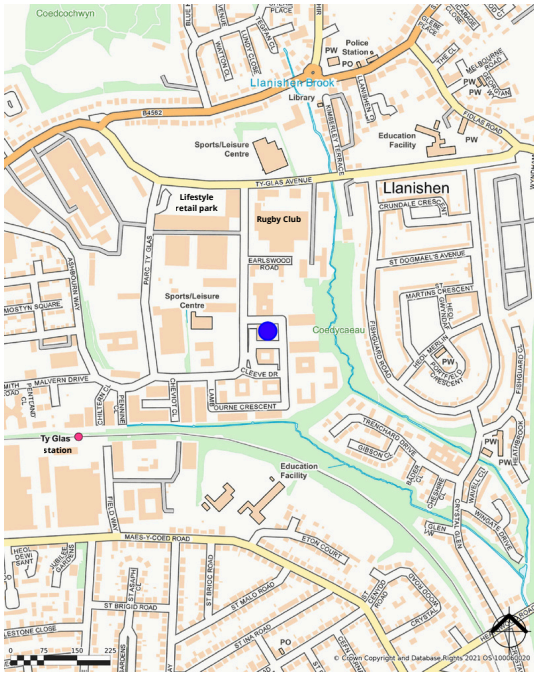
Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

What3Words

aspect.hours.wells





Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

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Fletcher Morgan

RICS

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10/11/2026