

Office Building **To Let** Laburnam House



CARDIFF GATE
INTERNATIONAL
BUSINESS PARK

High quality new office development
with excellent access and car parking.

Laburnam House

CARDIFF GATE INTERNATIONAL BUSINESS PARK

Location

Laburnam House is a new development located in a prominent position within Cardiff Gate International Business Park, South Wales's premier business park (100 acres). Occupiers on the estate already include a number of leading blue-chip companies including Coca Cola, HBoS Card Services, Scottish and Southern Energy, the headquarters of the International Baccalaureate Organisation, The Number 118-118 headquarters, and Redrow Homes.

On-site facilities include an Ibis hotel, creche, Regus serviced office centre, Toby restaurant and pub, convenience store and fast food outlet. The adjacent Cardiff Gate Retail Park includes ASDA, McDonalds and B&Q.

Features

Laburnam House is a new stand alone high quality three storey office building benefiting from the following specification:

- VRV air cooling and heating or gas fired central heating
- Suspended ceilings with recessed lighting
- Tinted double glazed colour coated aluminium opening windows
- Lift
- Male and female toilets on each floor
- Disabled wc
- Fully carpeted
- Flexible floor plates suitable for open plan or partitioned space
- 24 hour access
- Detailed specification available on request

Parking

Laburnam House benefits from 42 allocated car parking spaces.



Accommodation

The property comprise the following net internal area as measured from architect plans:

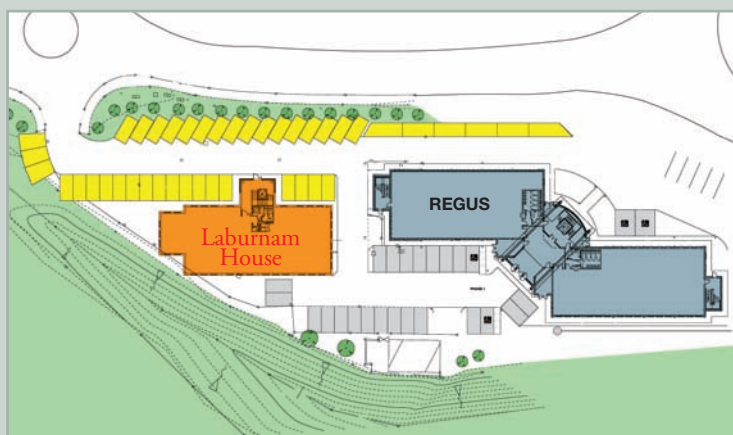
	Sq.M	Sq.Ft
Ground	326.7	3517
First	326.7	3517
Second	326.7	3517
Total	980.1	10,550

Terms

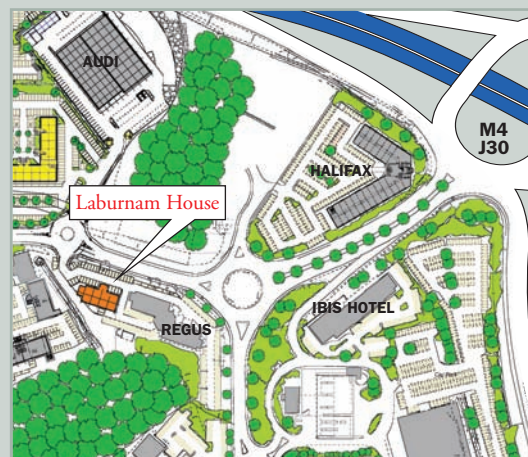
The property is available To Let as a whole or on a floor by floor basis. Detailed terms are available from the agent on application.

Grants

Incoming occupiers may qualify for Grant Aid, further details of which are available from Cardiff County Council, Economic Development Department, Tel: 029 2087 2000.



Plans are for identification purposes only. Not drawn to scale.



Viewing

For further information contact the agents.

IMPORTANT NOTICE (MISREPRESENTATION ACT AND UNFAIR CONTRACT TERMS ACT) Please read carefully:

These particulars do not form a statement of fact, warranty, offer or contract. They are intended to give a fair description, but Cardiff Gate Business Park Ltd and its agents, do not accept responsibility for any error they may contain. Cardiff Gate Business Park Ltd reserves the right to change the specification without prior notice to any interested parties. All particulars are offered subject to contract and availability. Any measurements, areas or distances given are approximate only.

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