

MAGDEN PARK

LLANTRISANT



A RIGHTACRES DEVELOPMENT



HIGH QUALITY OFFICE ACCOMMODATION
AVAILABLE FOR IMMEDIATE OCCUPATION
FOR SALE / TO LET



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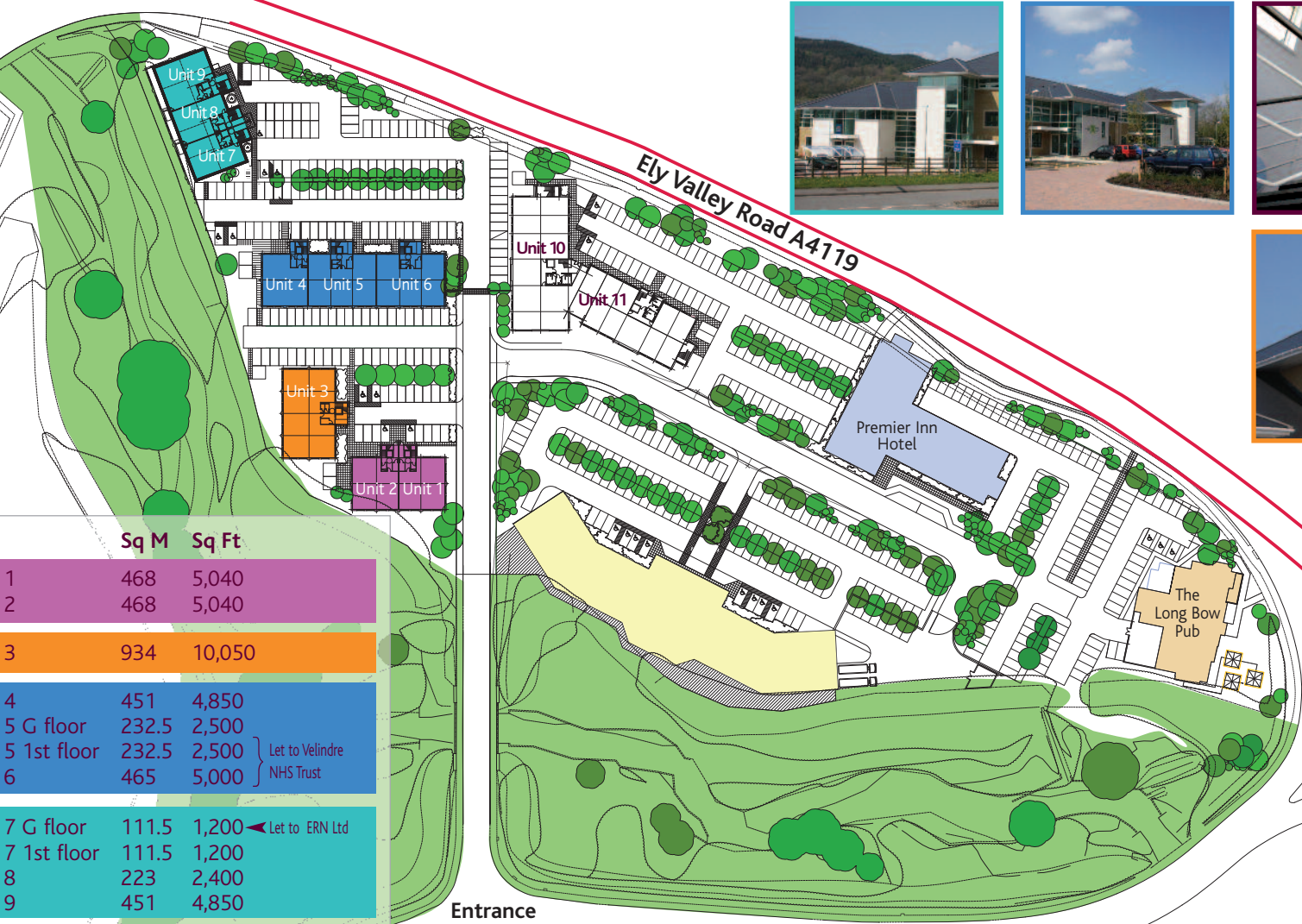
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BECOME PART OF A THRIVING AND ESTABLISHED BUSINESS COMMUNITY...

The development comprises 9 self-contained two and three storey office buildings immediately available on a rental or purchase basis. The available accommodation ranges in size from 1,200 sq ft to 10,050 sq ft, each with their own allocated car parking.



	Sq M	Sq Ft	
Unit 1	468	5,040	Let to Velindre NHS Trust
Unit 2	468	5,040	
Unit 3	934	10,050	
Unit 4	451	4,850	Let to ERN Ltd
Unit 5 G floor	232.5	2,500	
Unit 5 1st floor	232.5	2,500	
Unit 6	465	5,000	
Unit 7 G floor	111.5	1,200	Future Development
Unit 7 1st floor	111.5	1,200	
Unit 8	223	2,400	
Unit 9	451	4,850	
Unit 10	1463	15,750	
Unit 11	1324	14,250	

