



LONGCROSS COURT

CONTEMPORARY OFFICES
IN A VIBRANT
CITY CENTRE LOCATION

LONGCROSS COURT

LONGCROSS COURT IS A HIGH QUALITY OFFICE DEVELOPMENT, OFFERING SUPERB FACILITIES FOR MODERN OFFICE OCCUPIERS INCLUDING ATKINS, DUN & BRADSTREET, URS AND WHITE YOUNG GREEN.

NEWLY REFURBISHED MODERN OFFICE BUILDING CLOSE TO THE CITY CENTRE WITH EXCELLENT CAR PARKING.

LONGCROSS COURT



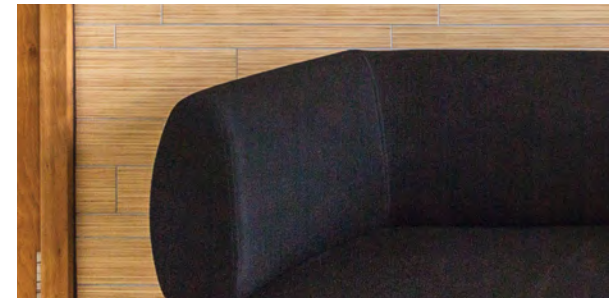
LONGCROSS COURT

THE OFFICE ACCOMMODATION IS AVAILABLE IN A FULLY REFURBISHED CONDITION COMPRISING THE FOLLOWING SPECIFICATION

- NEW COMFORT COOLING (OPTIONAL)
- SUSPENDED CEILING
- RECESSED VDU COMPATIBLE LIGHTING
- PERIMETER TRUNKING

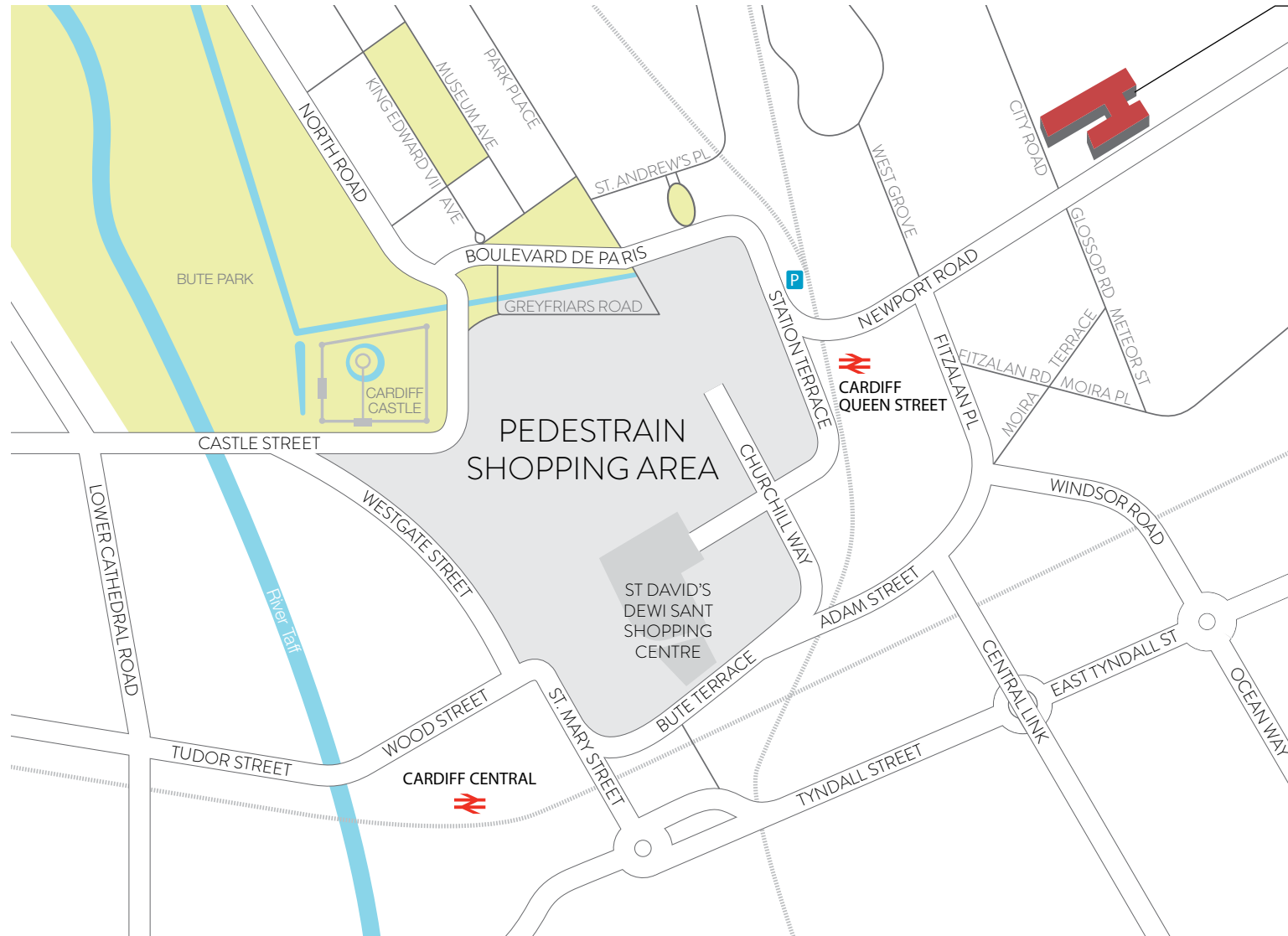


- COMPREHENSIVE REDECORATION THROUGHOUT
 - NEW LG7 COMPLIANT LIGHTING
 - 24 HOUR ACCESS
 - MANNED RECEPTION
 - PASSENGER LIFT ACCESS
 - SHOWER FACILITIES
 - SECURE BICYCLE RACKS
 - SECURE ON SITE PARKING
 - DISABLED ACCESS
 - WC FACILITIES
 - EPC RATING E (106)
- PLEASE VISIT WEBSITE FOR MORE DETAILS*



LONGCROSS COURT

47 NEWPORT ROAD, CARDIFF, CF24 0AD



LONGCROSS COURT IS A LANDMARK BUILDING SITUATED IN A PROMINENT POSITION WITHIN CARDIFF CITY CENTRE. SITUATED AT THE JUNCTION OF NEWPORT AND CITY ROAD, LONGCROSS COURT IS WELL POSITIONED FOR CONVENIENT ACCESS BY ROAD AND PUBLIC TRANSPORT.

QUEEN STREET RAILWAY STATION IS WITHIN 5 MINUTES WALK OF LONGCROSS COURT, WHILST NEWPORT ROAD LINKING WITH DUMFRIES PLACE FORMS A PRIMARY ARTERIAL BUS ROUTE INTO THE CITY CENTRE.

THE M4 MOTORWAY CAN BE EASILY ACCESSED TO THE EAST OF LONGCROSS COURT AT JUNCTIONS 29 AND 30 VIA NEWPORT ROAD/A48(M). RETAIL & LEISURE AMENITIES AT QUEEN STREET AND ST DAVID'S SHOPPING CENTRE ARE WITHIN A SHORT WALKING DISTANCE.

LONGCROSS COURT



LONGCROSS COURT

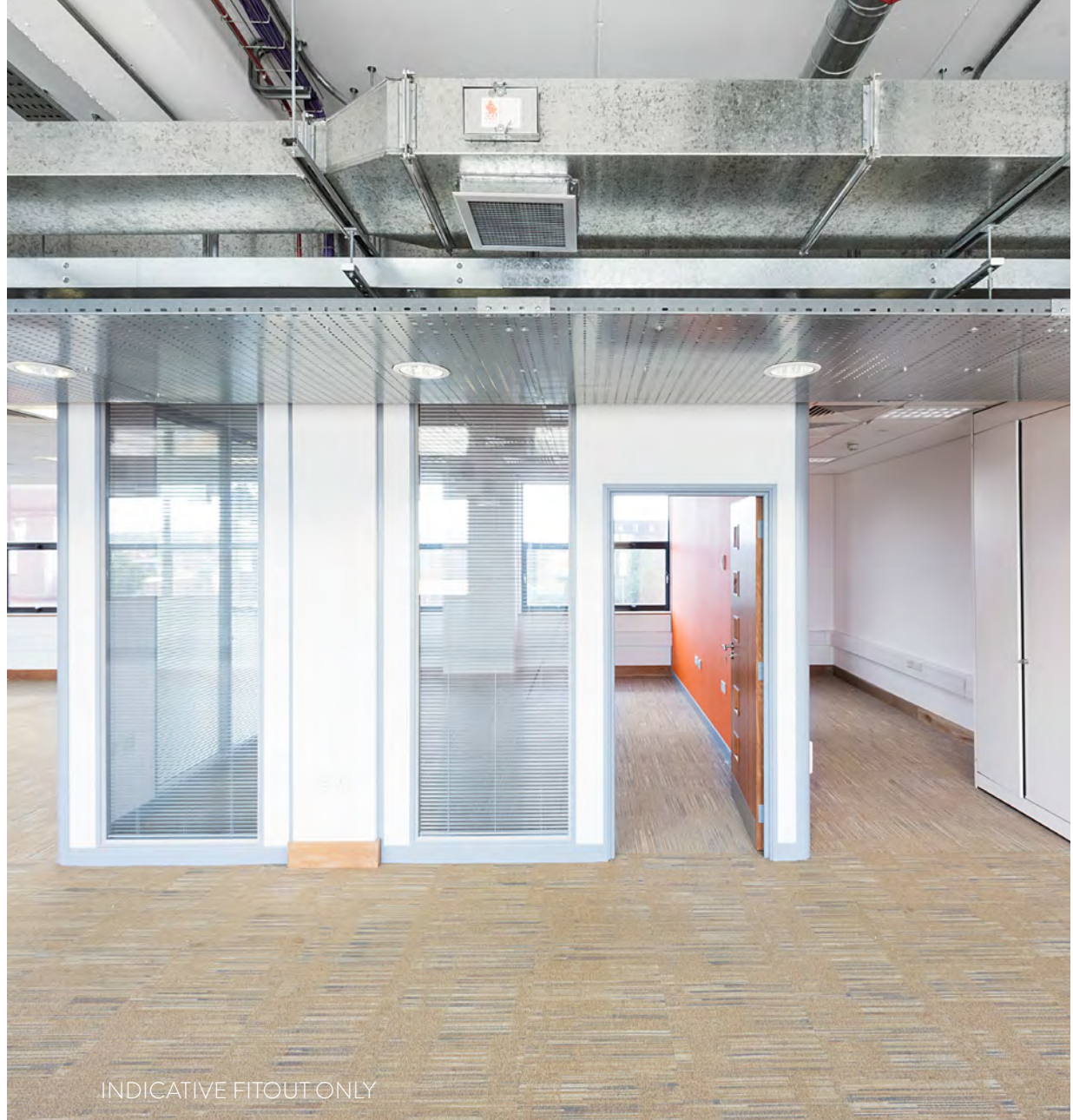


INDICATIVE FITOUT ONLY

LONGCROSS COURT



INDICATIVE FITOUT ONLY

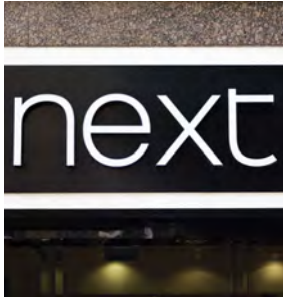


INDICATIVE FITOUT ONLY

LONGCROSS COURT



LONGCROSS COURT

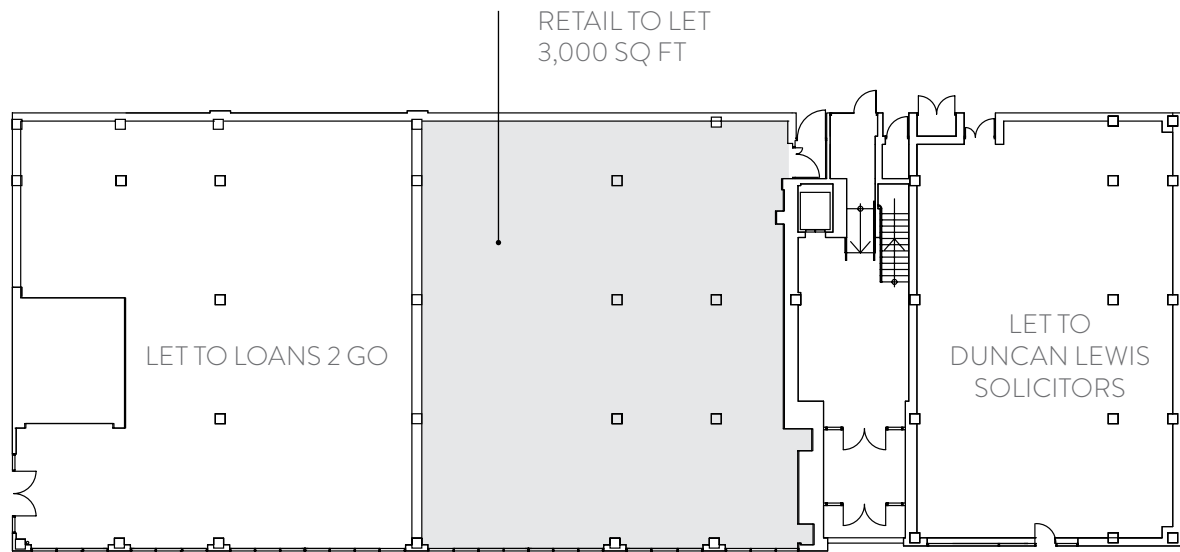


LONGCROSS COURT

FLEXIBLE, OPEN PLAN FLOOR
PLATES FOR VARYING SIZE
REQUIREMENTS.

GROUND FLOOR

3,000 SQ FT (279 SQ M)



IDICATIVE FLOORPLAN. NOT TO SCALE.

LONGCROSS COURT

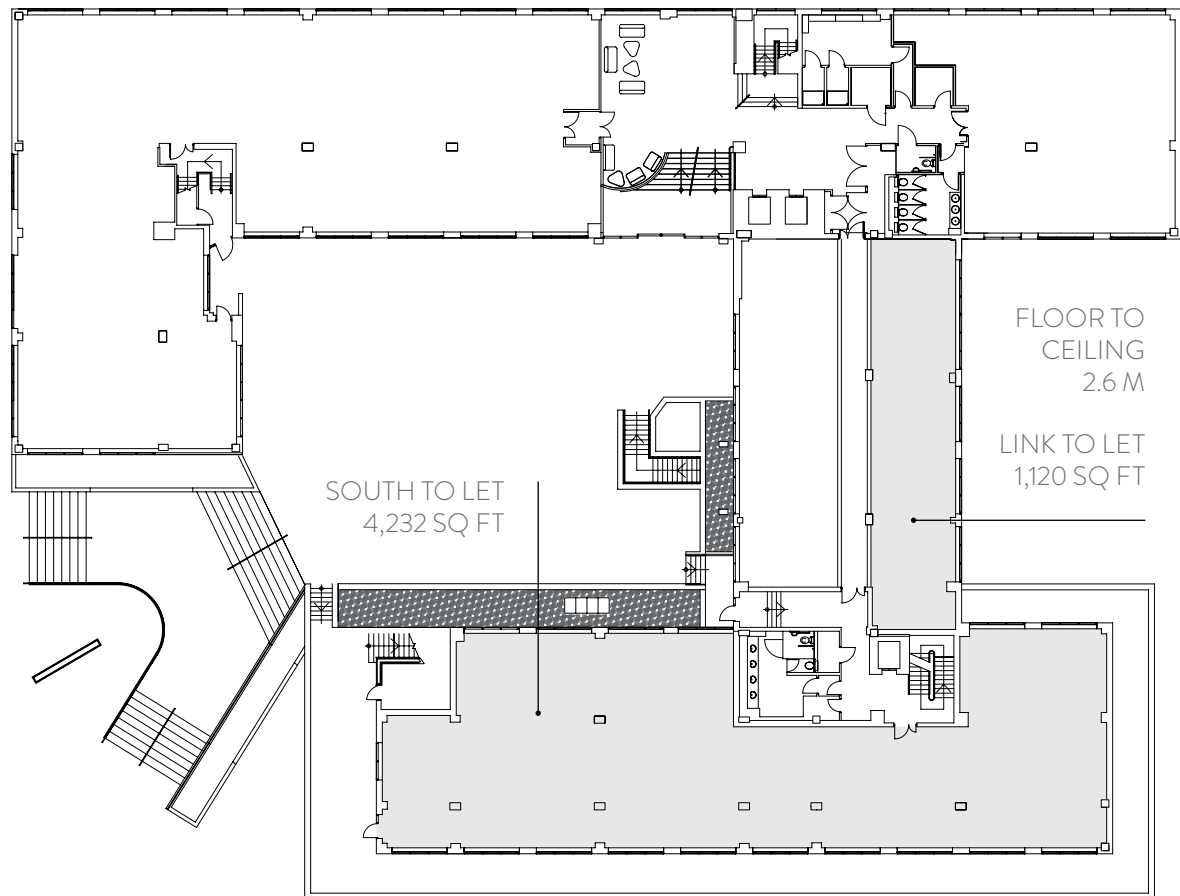
THE AVAILABLE OFFICE ACCOMMODATION PROVIDES FLEXIBLE, OPEN PLAN FLOOR PLATES FOR VARYING SIZE REQUIREMENTS.

FIRST FLOOR

| | | |
|-------|-------------|----------|
| LINK | 1,120 SQ FT | 104 SQ M |
| SOUTH | 4,232 SQ FT | 393 SQ M |

CAR PARKING

- SECURE UNDERCROFT PARKING
- 1:1,000 SQ FT (NET INTERNAL AREA)
- OVERFLOW CAR PARK AVAILABLE (SUBJECT TO NEGOTIATION)
- ON AND OFF-STREET PARKING IN VARIOUS LOCATIONS NEARBY



INDICATIVE FLOORPLAN. NOT TO SCALE.

LONGCROSS COURT

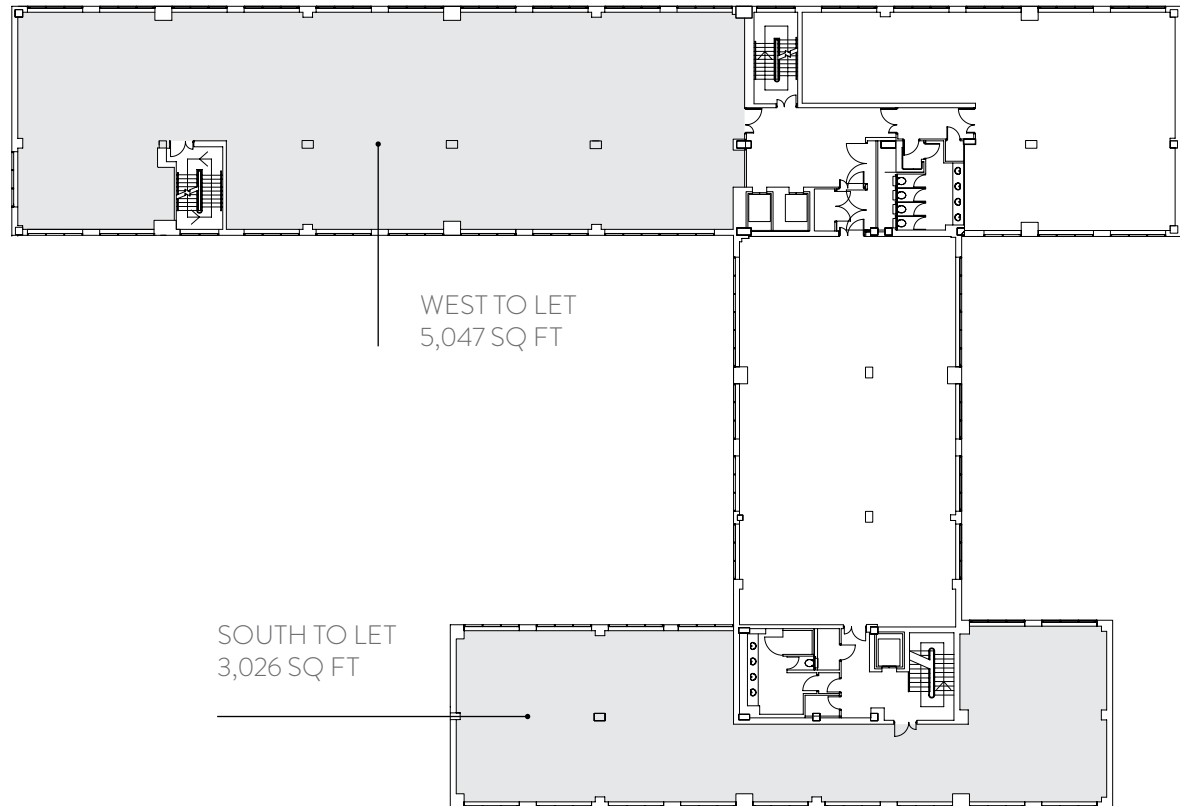
THE AVAILABLE OFFICE ACCOMMODATION PROVIDES FLEXIBLE, OPEN PLAN FLOOR PLATES FOR VARYING SIZE REQUIREMENTS.

FIRST FLOOR

| | | |
|-------|-------------|----------|
| WEST | 5,047 SQ FT | 469 SQ M |
| SOUTH | 3,026 SQ FT | 281 SQ M |

CAR PARKING

- SECURE UNDERCROFT PARKING
- 1:1,000 SQ FT (NET INTERNAL AREA)
- OVERFLOW CAR PARK AVAILABLE (SUBJECT TO NEGOTIATION)
- ON AND OFF-STREET PARKING IN VARIOUS LOCATIONS NEARBY



INDICATIVE FLOORPLAN. NOT TO SCALE.

LONGCROSS COURT

TENURE

THE ACCOMMODATION IS AVAILABLE ON NEW EFFECTIVE FULL REPAIRING AND INSURING LEASES, SUBJECT TO A BUILDING SERVICE CHARGE.



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MISREPRESENTATION ACT: LAMBERT SMITH HAMPTON AND FLETCHER MORGAN (THE AGENTS) FOR THEMSELVES FOR THE VENDORS OR LESSORS OF THE PROPERTY WHOSE AGENTS THEY ARE, GIVE NOTICE THAT; I) THESE PARTICULARS ARE GENERAL OUTLINE ONLY; FOR GUIDANCE OF PROSPECTIVE PURCHASERS OR TENANTS, AND DO NOT CONSTITUTE THE WHOLE OR ANY PART OF AN OFFER OR CONTRACT; II) THE AGENTS CANNOT GUARANTEE THE ACCURACY OF ANY DESCRIPTION, DIMENSIONS, REFERENCES TO CONDITION, NECESSARY PERMISSIONS FOR USE AND OCCUPATION AND OTHER DETAILS CONTAINED HEREIN AND ANY PROSPECTIVE PURCHASERS OR TENANTS SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE ACCURACY OF EACH OF THEM; III) NO EMPLOYEE OF THE AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY OR ENTER INTO ANY CONTRACT WHATEVER IN RELATION TO THE PROPERTY; IV) VAT MAY BE PAYABLE ON THE PURCHASE PRICE AND/OR RENT. ALL FIGURES ARE QUOTED EXCLUSIVE OF VAT. INTENDING PURCHASERS OR LESSEES MUST SATISFY THEMSELVES, AS TO THE APPLICABLE VAT POSITION, IF NECESSARY BY TAKING APPROPRIATE PROFESSIONAL ADVICE; V) THE AGENTS WILL NOT BE LIABLE, IN NEGLIGENCE OR OTHERWISE, FOR ANY LOSS ARISING FROM THE USE OF THESE PARTICULARS. FEB 2014

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TERMS

ON APPLICATION. FURTHER INFORMATION/ VIEWING FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT THE LETTING AGENTS



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