

OFFICE FOR SALE

Unit 11

Cardiff, CF14 5GH



Key Highlights

- Freehold
- 1,447 sq.ft
- 6 parking spaces
- Close to local amenities
- Electric heating
- Modern offices

2 Kingsway
Cardiff
Wales, CF10 3FD

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DESCRIPTION

11 Cwrt Y Parc comprises a self-contained office building set over 3 floors providing a mix of open plan offices, meeting rooms and kitchen space. The property benefits from a modern specification including; suspended ceilings, LED lighting, electric heating, double glazed windows, kitchenettes on each floor, male & female WCs. The property also benefits from 6 parking spaces.

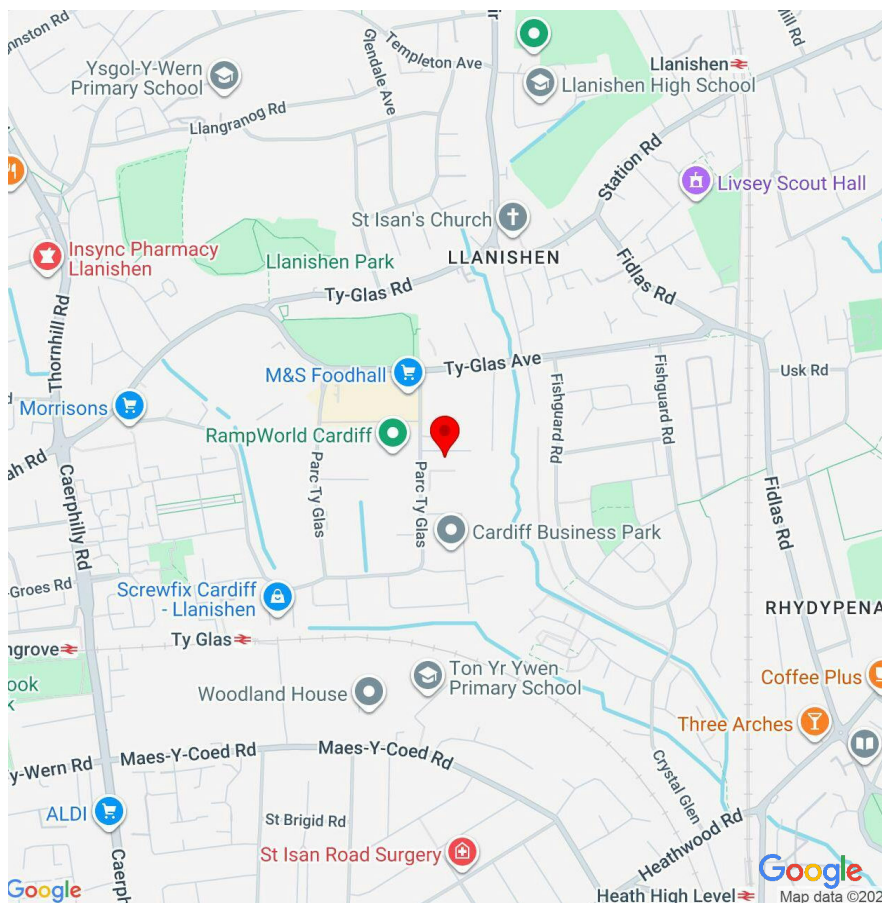
ACCOMMODATION

The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Ground	507	47
1st	513	48
2nd	427	40
TOTAL	1,447	134

LOCATION

The property is situated in Cardiff Business Park, Llanishen, approximately 4 miles north of the city centre. The location benefits from excellent public transport links, with Parc Ty Glas train station with in a short walking distance. The property is easily accessed by car with access to J32 of the M4 within a 5 minute drive north via the A470. There are a number of amenities in close proximity including Starbucks, M&S, Bannatyne Health Club and DW Fitness.



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VIEWINGS

Strictly via Savills.

LEGAL COSTS

Each party to bear their own.

ESTATE SERVICE CHARGE

An estate service charge is payable. Further details on request.

BUSINESS RATES

Rateable Value- £13,000 Rates Payable (25/26) - £7,384
Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

TENURE

The property is freehold.

EPC

C - 53

TERMS

Offers in the region of £250,000.

CONTACTS

For further information please contact:

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