

FOR SALE - OFFICE

3 RADNOR COURT

3 Radnor Court, 256 Heol Ddwyreiniol Y Bont-Faen,
Caerdydd, CF5 1GZ



Key Highlights

- 1,846 sq ft
- Long Leasehold
- Passing rent of £19,400 per annum
- This reflects a low capital value of only £135.43 per sq.ft.
- 1,846 sq.ft (171.5 sq.m)
- Part let with 2 small office suites vacant
- We are instructed to seek offers in excess of £250,000

SAVILLS Cardiff
2 Kingsway
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Description

The property comprises a two storey office building, situated within a purpose built development with a communal courtyard and 7 designated parking spaces.

Location

The property is located on Cowbridge Road East which hosts a mix of national and local occupiers. . The property benefits from good frontage onto the main road and is situated just 10 minutes from Cardiff city centre. Ninian Park Railway Station is within an 12 minute walk and provides direct access in to the City Centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	644	59.83	Available
1st	1,202	111.67	Available
Total	1,846	171.50	

Tenure

Long Leasehold (999 years from 29 September 1984)

Tenancy

Subject to the existing 5 year lease from June 2022 at £19,400 pax

There are two small vacant office suites, further information available on request.

EPC

A full copy of the EPC is available on request. The building has a current rating of D - 81.

VAT

All figures are quoted exclusive of VAT where applicable.

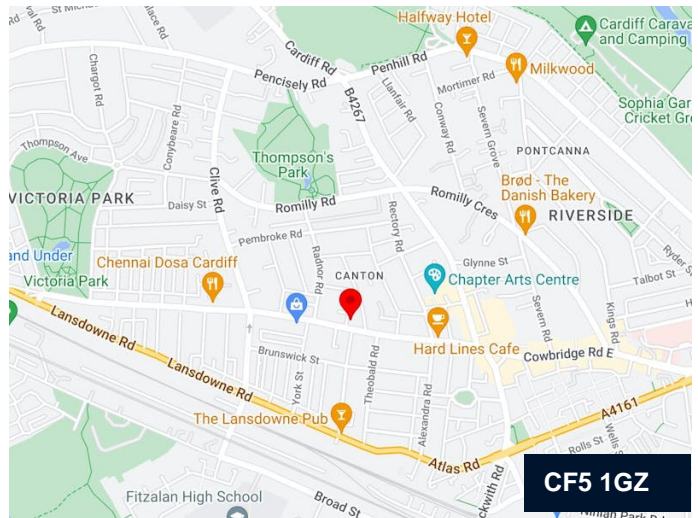
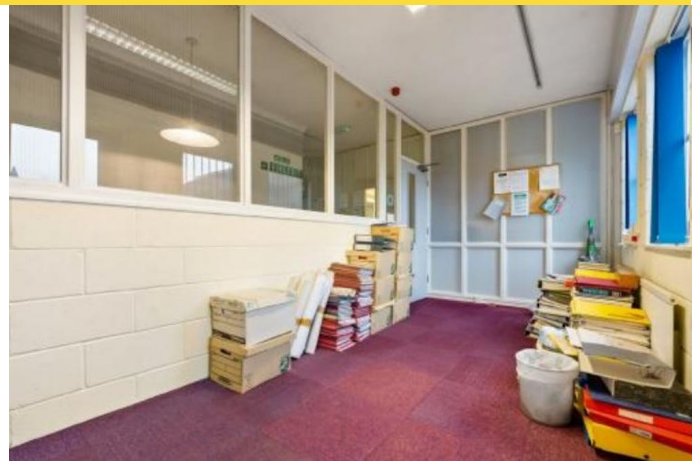
AML

A successful bidder will be required to satisfy all requirements in relation to AML when heads of terms are agreed.

Proposal

We are instructed to seek offers in excess of £250,000.

This reflects a low capital value of only £135.43 per sq.ft.



Contact

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