

TO LET

Modern Three Storey Office Building
10 Earlswood Road
Cwrt Y Parc
Llanishen
Cardiff
CF14 5GH



- Modern three storey office building providing approximately 277 sq.m (2980 sq.ft) net internal area of accommodation together with 12 no. demised car parking spaces.
- Located on an established Business Park conveniently located 5 miles north of Cardiff town centre and just 3 miles south of Junction 32 of the M4 Motorway.
- Immediately available To Let under terms of a new FRI Lease for a term of years to be agreed at a rental of £27,500 per annum exclusive.

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Llanishen
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CF14 5GH**

LOCATION

The property fronts Earlswood Road which is located just off Parc Ty Glas on Cardiff Business Park an established business and office location conveniently located approximately 5 miles north of Cardiff City and 3 miles or so south of Junction 32 (Coryton Interchange) of the M4 Motorway.

The estate enjoys excellent public transport links with bus services along Ty Glas Avenue and with Ty Glas and Birchgrove Railway Stations in close proximity.

The Business Park is well served with a variety of shopping, leisure and food offers in close proximity.

DESCRIPTION

The property briefly comprises of a three storey office building that is located within a purpose built office development.

The property was most recently occupied as a Children's Crèche and Day Nursery but essentially provides for predominantly open plan office space over three floors well served with WC and kitchen facilities.

The property is built to a modern design and specification with facing brickwork under a tiled pitched roof and with powder coated double glazed aluminium windows and entry doors.

The property is set within landscaped grounds and has the benefit of 12 demised car parking spaces.

The property briefly provides the following accommodation:

Ground Floor: 100.7 sq.m (1083 sq.ft) NIA
First Floor: 105 sq.m (1130 sq.ft) NIA
Second Floor: 71.3 sq.m (767 sq.ft) NIA
Total: 277 sq.m (2980 sq.ft) NIA

TENURE

The property is immediately available To Let under terms of a new FRI Lease for a term of years to be agreed.

RENTAL

£27,500 per annum exclusive .

BUSINESS RATES

The Valuation Office Agency website advises a rateable value of £30,000 so rates payable 2019/20 of £15,780.

EPC

Pending.

SERVICE CHARGE

Tenant to enter into the Estate Service Charge Scheme.

VAT

VAT is payable on rent.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

**Strictly by appointment only through
sole letting agents:**

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: commercial@wattsandmorgan.co.uk

Please ask for Dyfed Miles or Sara Magness

www.wattsandmorgan.wales

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