

**TO LET.**

**Knight  
Frank**

**Office / Workshop / Lab Space / Leisure.**

**20,101 sq ft (1,867 sqm) over two floors.**

**Millgrove House, Parc Ty Glas, Llanishen, CF14 5DU.**

## Location.

The property occupies a prominent position within Cardiff Business Park, approximately 3.5 miles north of the city centre and 3.7 miles south-east of Junction 32 of the M4 Motorway. Parc Ty Glas Railway Station is within walking distance of the property, the rail service provides connections to Cardiff Queen Street within eight minutes and Cardiff Central in 16 minutes. The nearest bus stop is on Ty Glas Road and provides access to the city centre as well as the wider suburbs of Cardiff.

Occupiers on the estate include Pelican Healthcare, Royal Mail, Greggs, Screwfix and Toolstation. To the north of the estate is Llanishen Leisure Centre and the Lifestyle Shopping Park which includes occupiers such as Marks & Spencer, Boots and Pets at Home. The immediate vicinity has witnessed a range of recent developments including a Retirement Living Scheme from McCarthy & Stone and the construction of a McDonalds Restaurant.

## Accommodation.

The property has a Gross Internal Area over two floors of 20,101 sq ft (1,867 sqm) with a loading yard to the rear that can be fenced if required.

Our client has the ability to remove the floor and provide a detached unit of circa 11,000 sq ft – capable of subdividing into two.

Images of options shown on the next page.

## Description.

Built in the early 1990's the property is of steel framed construction, with an internal eaves height of approximately 7m. It is clad in brick to a height of approximately 2m with profiled steel cladding above and an insulated profiled steel roof.

The floorplate for the building is circa 10,340 sq ft and currently provides office and studio space over two floors. The studio area was extended at ground floor level in 2001 to provide additional office space and a video archive storage area.

There is car parking to the front and side elevation and a new pedestrian access to be created to ensure that the property is fully self-contained.



# Sub-division options below:



## Services.

The property benefits from all main services. Interested parties are advised to make their own enquiries.

## Terms.

Available for a minimum of a new lease of 5 years.

Alternatively, a sale will be considered.

## Quoting Rental / Price

On application.

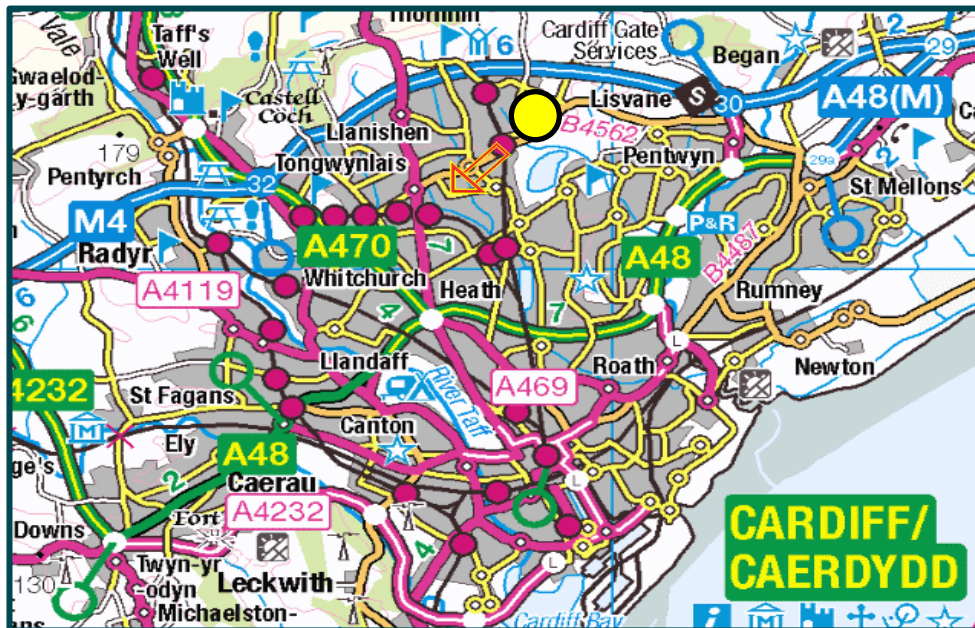
## EPC.

The property has an EPC rating of C.

A copy of the certificate is available upon request.

## Rateable Value.

To be assessed.



## AML.

A successful bidder will be required to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.

## VAT.

VAT will be payable on all costs.

## Services Charge.

There will be a service charge for the upkeep and maintenance of common areas. Further details are available on request.

## Use.

Subject to planning the property is suitable for a range of uses including Offices, Warehouse, Leisure and Lab space.

Interested parties are advised to make their own enquiries direct with the Local Authority.



# Contact.

For further information, or to arrange a viewing, please contact the joint agents.



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## JANUARY 2024 - SUBJECT TO CONTRACT

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Particulars dated January 2024. Photographs are dated October 2022.

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