

TO LET.

Refurbished Offices with 36 Parking Spaces.
8,688 sq ft (807.1 sqm).



Dunleavy House, Dunleavy Drive,
Cardiff, CF11 0SN.

Description.

Dunleavy House comprises a newly refurbished modern, detached two-storey building over ground and first floors providing open plan office accommodation with flexibility to accommodate tenants requirements.

- Air conditioned and fully carpeted
- Raised access flooring
- Suspended ceilings
- New LED lighting throughout
- Excellent onsite parking

The building is of steel frame construction with elevations of composite panelling and glazing under a curved profiled metal sheet clad roof.

Accommodation.

Approx. NIA	Sq Ft	Sq M
Ground Floor	4,375	406.4
First Floor	4,313	400.7
TOTAL	8,688	807.1



Location.

Situated within Celtic Gateway Business Park, Dunleavy House is located approximately three miles south-west of Cardiff City Centre in a prominent location with good public transport links and immediate access to the A4232, linking the city centre with Junction 33 of the M4.

The Business Park has good local amenities with Cardiff Bay Retail Park just a short walk away providing a host of high street retailers. The Cardiff International Sports Village is in close proximity and home to Cardiff International Pool, White Water and Indoor Surfing Centre and the new Ice Arena Wales. There are regular bus services linking the Cardiff Bay Retail Park and the International Sports Village with Mermaid Quay and the city centre.



Source: streetmap.co.uk

Car Parking.

The property benefits from 36 onsite car parking spaces, proving an excellent car parking ratio of 1:241 sq ft .

Terms.

The property is available on a new Full Repairing and Insuring Lease for a term to be agreed.

Rent.

£15.00 per square foot (excluding VAT)

EPC.

Energy Performance Certificate Asset Rating 'B' (45).

A copy of the certificate is available upon request.

Rateable Value.

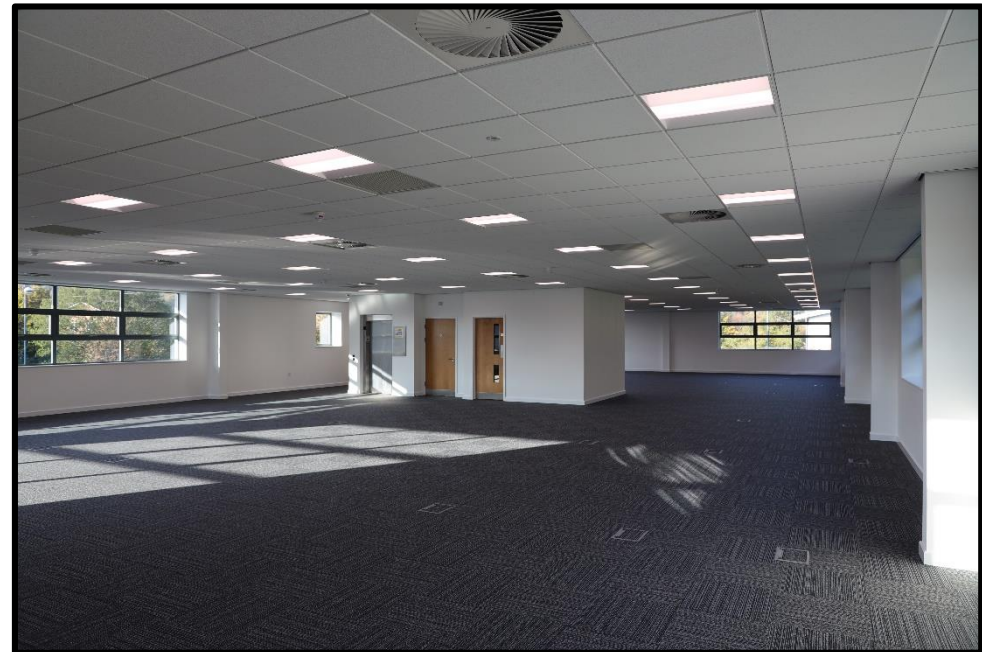
The tenant will be liable for business rates. Interested parties are advised to make their own enquiries to Cardiff Council non-domestic rates department.

VAT.

VAT will be payable on the rent and service charge.

Viewing.

Strictly by appointment with sole agent Knight Frank LLP on 029 2049 2492.



Contact.

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



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September 2020 - SUBJECT TO CONTRACT

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Particulars dated [Sept 2020]. Photographs and videos dated [Sept 2020].

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