

Commercial

**hrt**  
herbert r thomas

incorporating  
**rawlins  
& madley**

FOR SALE

Large Office/Headquarters  
Building Available

Priory House, Beignon Close, Cardiff,  
CF24 5PB

[hrt.uk.com](http://hrt.uk.com)



# Priory House, Beignon Close, Cardiff, CF24 5PB

Guide Price **£1,250,000**  
Subject to Contract



## Location

**For Sat Nav users: Postcode CF24 5PB**

The property is located just off Ocean Way, a thoroughfare that cuts through an established business park just south of Cardiff City Centre.

Cardiff City Centre is within approximately 1 mile, the M4 Motorway (Junction 32) is within approximately 10 miles and Cardiff airport is located approximately 15.5 miles.

A bus stop is located immediately adjacent to the site serving the Circle Route and Cardiff City Centre. Both Cardiff Central and Queen Street railway stations are within walking distance.

## Description

Priory House is a detached two storey office block which offers a wealth of space with a large car park.

The office is of modern specification including suspended ceilings with recessed and louvred lighting, carpeted floors, perimeter trunking with power/data points and air conditioning cassettes in some of the ceilings. Some lights are also on PIR sensors.

## Accommodation

	sq.m	sq.ft
Ground Floor	808.23	8,700
First Floor	817.64	8,801
<b>Total IPMS 3</b>	<b>1,625.86</b>	<b>17,501</b>

Please note all measurements are approximate and have been undertaken on a International Property Measuring Standards 3 (IPMS 3) basis.

Front parking with 58 spaces included.

This is all situated within a site with an approximate area of 0.857 acres (0.347 hectares).

## Price

Offers invited in based on £1,250,000 subject to contract. The property is offered for sale by private treaty.

## Tenure/Terms

Leasehold (999 years less five days from 8th June 1998) with vacant possession.

## Anti-Money Laundering (AML) Regulations

The successful purchaser will be required to provide relevant Information to satisfy the agents AML statutory requirements when Heads of Terms are agreed.

## Services

The property is connected to mains water, drainage, gas and electricity.

## VAT

The Seller has not elected to charge VAT on the proceeds, but reserves the right to do so.

## Legal Costs

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

## Rateable Value/Council Tax

Interested parties are advised to make their own enquiries with the Cardiff Council in order to verify.

2023/2024 Rateable Value is £149,000 per annum.

The business multiplier for Wales 2024/2025 is 0.562p in the pound.

## EPC

EPC Rating - D-78

The Energy Performance Certificate is available on request.





### Viewing Arrangements

Strictly by appointment only through the sole selling agents.

Contact: Jeremy Rawlins and Max Harlow

Tel: 02922 671555

Email: [jeremyrawlins@hrt.uk.com](mailto:jeremyrawlins@hrt.uk.com) or

[maxharlow@hrt.uk.com](mailto:maxharlow@hrt.uk.com)

[hrt.uk.com](http://hrt.uk.com)

## Commercial

**hrt**  
herbert r thomas

incorporating  
**rawlins  
& madley**



**11-12 Jellicoe Court, Atlantic Wharf,**  
Cardiff, CF10 4AJ  
**02922 671555**  
[sales@hrt.uk.com](mailto:sales@hrt.uk.com)

**hrt** Est. 1926



These particulars are believed to be accurate, but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.