




- • Prime Commercial Location •
- • Security Alarm System •
- • Fully Refurbished •
  - • Board Room •
  - • Class B1 Use •

- • 6 Designated Parking Spaces •
- • Total Area of 189.5 square meters (2039.76 square feet) •
- • Service Charge approx. £1200 P.A •
- • Individual Offices and Open Plan Hot Desks •

Cwrt y Parc, Earlswood  
Road,  
Cardiff,  
CF14 5GH

  
**THOMAS H  
WOOD**  
COMMERCIAL

Commercial  
Freehold  
Price Guide £249,950





Price Guide £249,950

CONTACT

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Cwrt Y Parc in Llanishen presents a standalone office structure spanning three floors. These modern and fully refurbished offices, offer a blend of open-plan and partitioned office areas, along with a sizeable board room to the ground floor. Modern decoration and carpeted flooring throughout. Double-glazed windows, gas central heating and alarm system.

#### LOCATION

Nestled within Cardiff Business Park, this property enjoys a strategic commercial position approximately five miles north of Cardiff City Centre. It benefits from excellent transportation links, with frequent bus services along Ty Glas Avenue and convenient access to Parc Ty Glas Railway Station, providing direct routes to the City. Easy access to J32 of the M4 via the A470 is within a five-minute drive. Cardiff Lifestyle Shopping Park is within proximity, featuring a variety of well-known retailers such as M&S, Boots, Starbucks, and McDonald's.

#### ACCOMMODATION

Ground Floor  
779 Sq ft / 72.4 Sq m  
First Floor  
774 Sq Ft / 71.9 Sq m  
Second Floor  
487 Sq Ft / 45.2 Sq m  
Total  
2040 Sq ft / 189.5 Sq m

#### PARKING

6 Spaces

#### TENURE

Freehold  
Service Charge Approx. £1,200p.a.

#### PRICE

£249,950.00

#### USE

Class B1 - includes offices, research and development, and light industry.

#### BUSINESS RATES

Rates Payable £5,500.00 p.a. (based upon Rateable Value £11,000 )

#### LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

#### VIEWING

Strictly by appointment through sole agents Thomas H Wood.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	69
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

