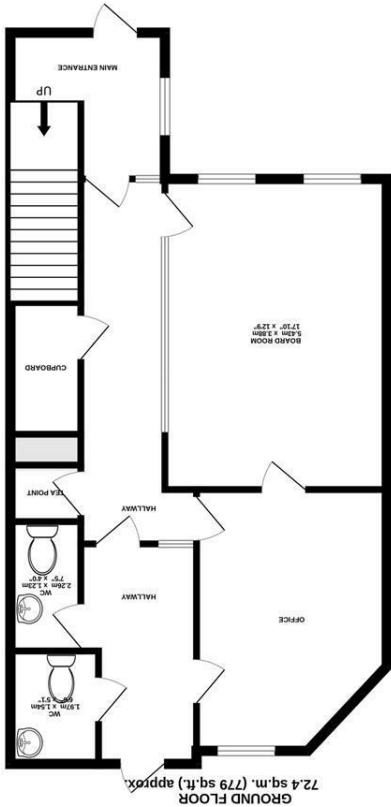


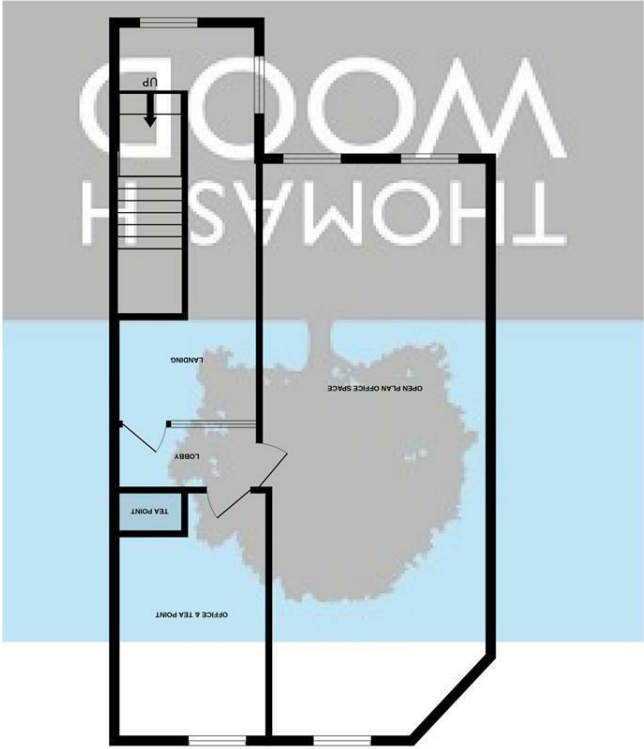
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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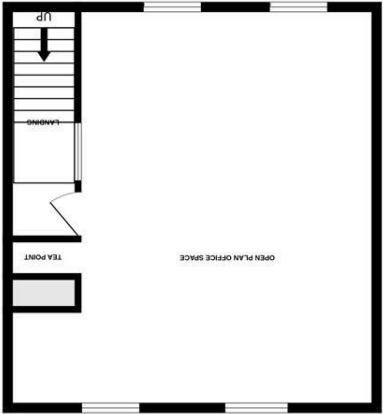
TOTAL FLOOR AREA : 189.5 sq.m. (2040 sq.ft.) approx.



GROUND FLOOR
72.4 sq.m. (779 sq.ft.) approx.



FIRST FLOOR
71.9 sq.m. (774 sq.ft.) approx.



SECOND FLOOR
45.2 sq.m. (487 sq.ft.) approx.

Energy Efficiency Rating	
Potential	Current
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
(1-20)	G
(21-38)	F
(39-54)	E
(55-69)	D
(70-80)	C
(81-91)	B
(92 plus)	A
Very energy efficient - lower running costs	
72	72

CONTACT

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WEBSITE

www.thomashwood.com





2 Cwrt y Parc, Parc Ty Glas,
Cardiff Business Park,
Llanishen, Cardiff
CF14 5GH

Asking Price £255,000
Commercial
null Bedrooms

Tenure - Freehold

Floor Area - 2040.00 sq ft

Current EPC Rating - C72

Potential EPC Rating - C72

2 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. The property benefits from individual utilities per floor and therefore making it ideal for subletting. Modern decoration and carpeted flooring throughout. Double-glazed windows 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. £1200 P.A

PRICE

£255,000

USE

A2 & B1 Retail and Financial/Professional services

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.



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