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To Let

College House

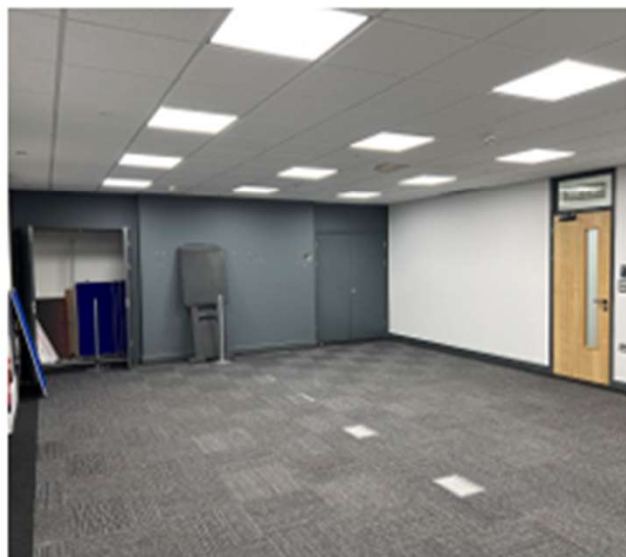
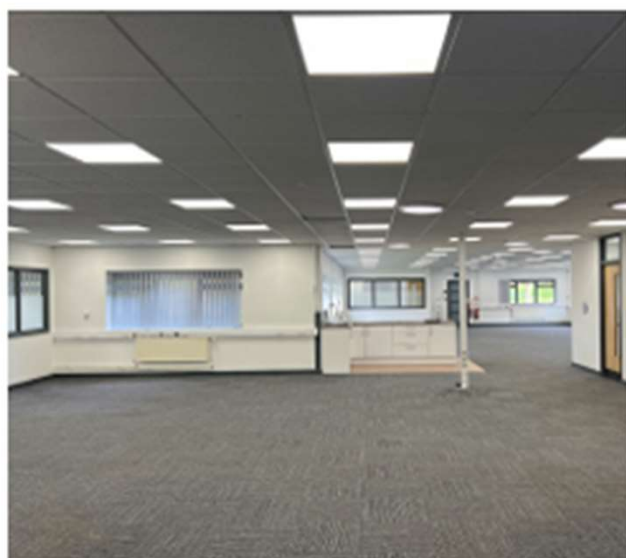
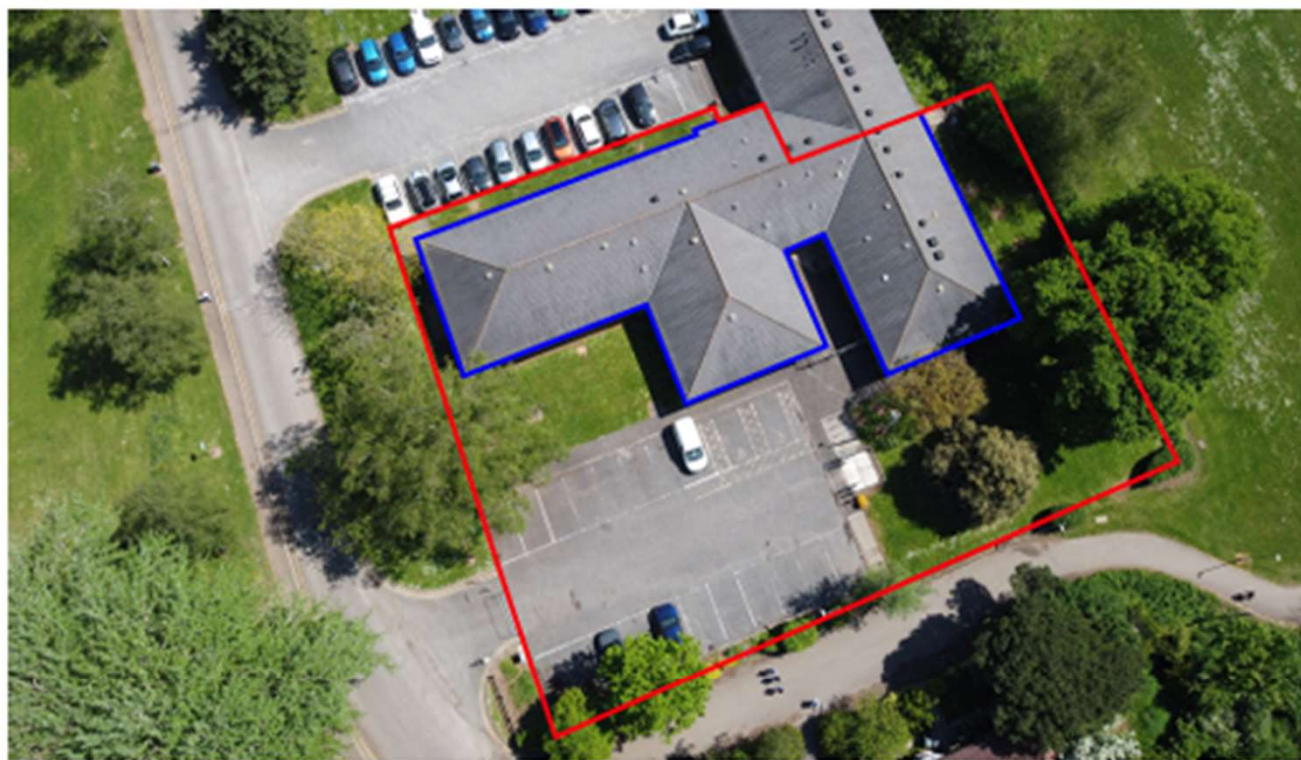
King George V Drive East, Cardiff,
CF14 4EP

6,118 sq ft (568.39 sq m)

029 2081 1581

www.emanuel-jones.co.uk

- Open plan and cellular space
- 21 car parking spaces
- DDA compliant



Location

The property is located in Heath, North Cardiff in close proximity to the University Hospital of Wales and Cardiff University Heath Park Campus. It is within Heath Park and can be accessed directly via King George V Drive East. The property is well connected with Gabalfa roundabout approximately 1.3 miles West providing wider access to Cardiff and the M4 Motorway (North). The property also benefits from a number of pedestrian access points including those from Heath Park Way giving direct access to both the hospital and university campus.

The property is also well serviced by public transport with a number of bus routes in the local area and heath park train stations a short 0.6 mile (10 minute) walk north.

Description

The property comprises a single storey office building. It is broadly split into two wings. The Eastern wing provides open plan office accommodation with a small kitchenette and a number of small cellular offices to the perimeter. The Western wing provides a number of meeting rooms / offices with a large kitchenette / break-out area. The office benefits from the following specification:

- Solid floors with carpet tile covering
- Suspended ceiling with recessed lighting
- Perimeter trunking for power and data
- WC, kitchenette and shower facilities
- Gas central heating with perimeter radiators
- Wall-mounted air conditioning units to part
- CCTV, intercom and electrically operated window and door shutters
- DDA compliant

Accommodation

The property has been measured on a net internal area (NIA) basis and provides the following approximate areas:

| Description | Area sq ft | Area sq m |
|-------------|-------------|-------------|
| Office | 6,118 sq ft | 568.39 sq m |

Car Parking

The property benefits from a car park to the front of the property. It provides a total of 21 car parking spaces including 2 disabled bays.

Lease Terms

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

The office is available at a quoting rent of £61,200 per annum

Business Rates

We understand the current rateable value of this office is £77,000. Using the 2025/26 UBR (0.568) we understand the rates payable are £43,736.

Interested parties are advised to rely on their own enquiries with the local authority.

Epc

To be reassessed

Vat

The property has not been elected for VAT.

Legal Costs

Successful party to contribute £1,000 to costs.

Viewing

Strictly by appointment through agents Emanuel Jones:-

Contact: Carlo Piazza / Rhys Williams

Email: carlo@emanuel-jones.co.uk
rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

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Contact Us:
029 2081 1581