







UNIVERSITY HOSPITAL  
OF WALES

HEATH BUNGALOW



TO LET - Commercial Premises

Location

The Warden's Hut is situated within Heath Park and can be accessed directly from the main Heath Park pay and display car park off King George V Drive East.

The property is within close proximity to the University Hospital of Wales and Cardiff University Heath Park Campus. The property benefits from a number of pedestrian access points including those from Heath Park Way giving direct access to both the hospital and university campus.

Description

The Warden's Hut comprises a detached single storey self-contained building. It has most recently been used as living accommodation incorporating three bedrooms, two bathrooms, a lounge area and a kitchen. The property benefits from a large rear garden that runs alongside one of the pedestrian routes between Heath Car Park and the hospital. We understand the property has mains gas, electricity and water.

Accommodation

The property provides a Net Internal Area of:

TOTAL            83.91 sq m            |            903 sq ft

The property provides a Gross External Area of:

TOTAL            113.90 sq m            |            1,226 sq ft

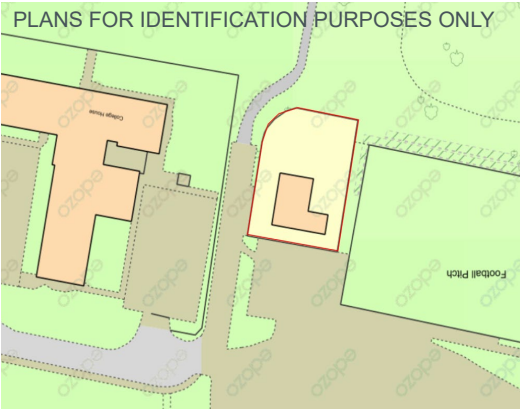
The total site area is approximately 0.153 acres.

Lease Terms

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed. Offers may be submitted in Welsh. An offer submitted in Welsh will be treated no less favourably than an offer submitted in English

Use

The property currently has residential planning permission. Alternative commercial uses would be permitted subject to obtaining the appropriate planning.



Rent

£17,500 per annum exclusive.

Business Rates

To be assessed.

EPC

To be assessed.

VAT

The property is NOT VAT elected.

Costs

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

Contact

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rhys Williams / Carlo Piazza  
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SUBJECT TO CONTRACT AND AVAILABILITY

October 2021