

alder king

PROPERTY CONSULTANTS

TO LET

1 Deryn Court

First Floor, Wharfedale Rd, Cardiff, CF23 7HA

Offices – 830 sq ft (77.1 sq m) NIA approx.

- Modern, good quality suite
- Air conditioning



Location

The property is located in north-east Cardiff, within a mile of the Pentwyn Interchange of the A48 dual carriageway link to the M4 and the City Centre.

Local amenities include a Waitrose Superstore, Lidl, Holiday Inn and Campanile Hotels and Village Inn Pub.

The office courtyard is prominently located on both Pentwyn Road and Wharfedale Road. The units are located at the head of the courtyard with frontage on to Wharfedale Road.

M4



2.2 miles west

A48(M)



0.7 mile south

City Centre



3.7 miles



Promap Licence Number: OS AC0000813445

Accommodation

Description

First floor is accessed via a shared entrance and individual stairs. It benefits from a mainly open plan layout with offices partitioned to the rear. Specification includes:

- good quality kitchenette
- gas central heating (shared with ground floor)
- perimeter service trunking
- suspended ceiling
- carpeted throughout
- LED lighting
- air conditioning
- security alarm
- loft storage
- demised WC on first floor

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Parking

The accommodation has a total of 3 designated parking spaces available.

| Area | Sq ft | Sq m |
|-------------|-------|------|
| First Floor | 830 | 77.1 |



Suspended ceilings



Air conditioning



Onsite parking



Recessed LED lighting



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Cardiff Council www.cardiff.gov.uk

Business Rates

Rateable Value: £10,500 as at April 2023.
Rates payable: £5,901pa for the 2024/25.

Interested parties should make their own enquiries to Cardiff Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is B (46) and the full certificate can be provided on request.

Terms

Available on a new full repairing lease

Rent

£11,205 per annum (£13.50 per sq ft)

Service Charge

The ingoing occupier will be responsible for a proportion of the service charge cost in maintaining the common parts of the building and the estate.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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www.alderking.com

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Subject to Contract



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Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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