

OFFICE TO LET

3 Cwrt Y Parc, Earlswood Road

Cardiff, CF14 5GH



Key Highlights

- 552 sq ft
- 1st floor office
- 2 car parking spaces
- Approximately 4 miles north of Cardiff city centre

2 Kingsway
Cardiff
Wales, CF10 3FD

savills.co.uk

savills

DESCRIPTION

3 Cwrt-y-Parc comprises a 3 storey office building. The available suite is on the first floor and provides good quality accommodation, with a specification including suspended ceilings with recessed lighting, electric wall mounted heaters, kitchen facilities, intercom entry system, carpets throughout and male and female WC's. The property also benefits from having 2 allocated car parking spaces.

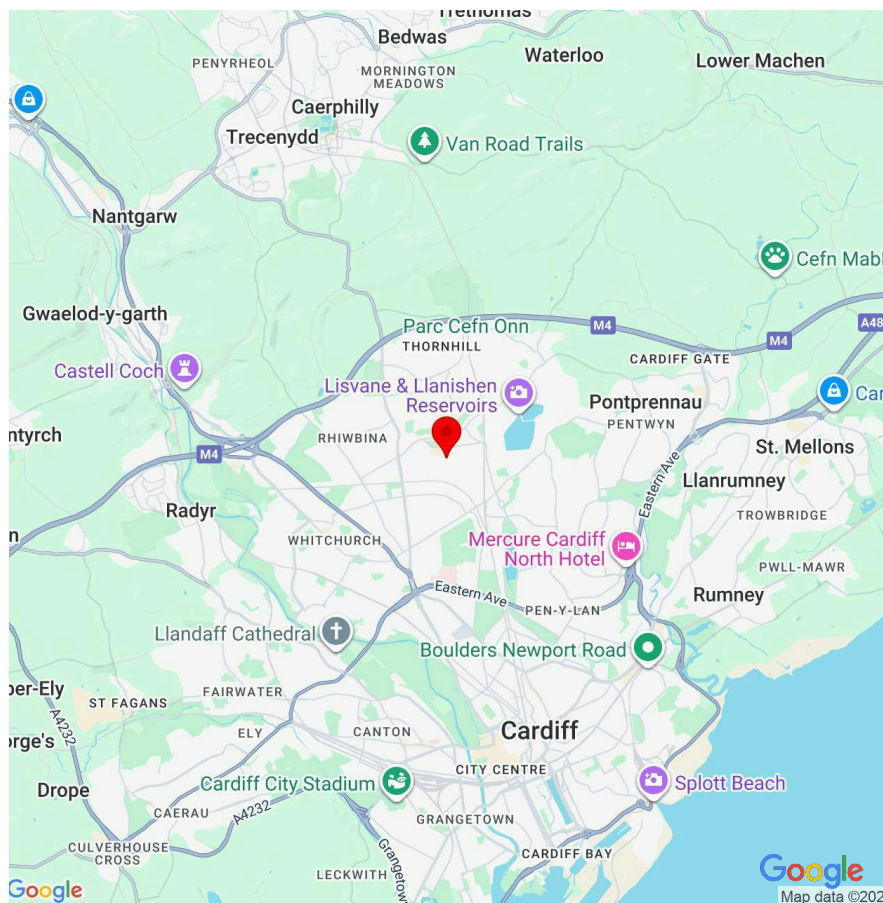
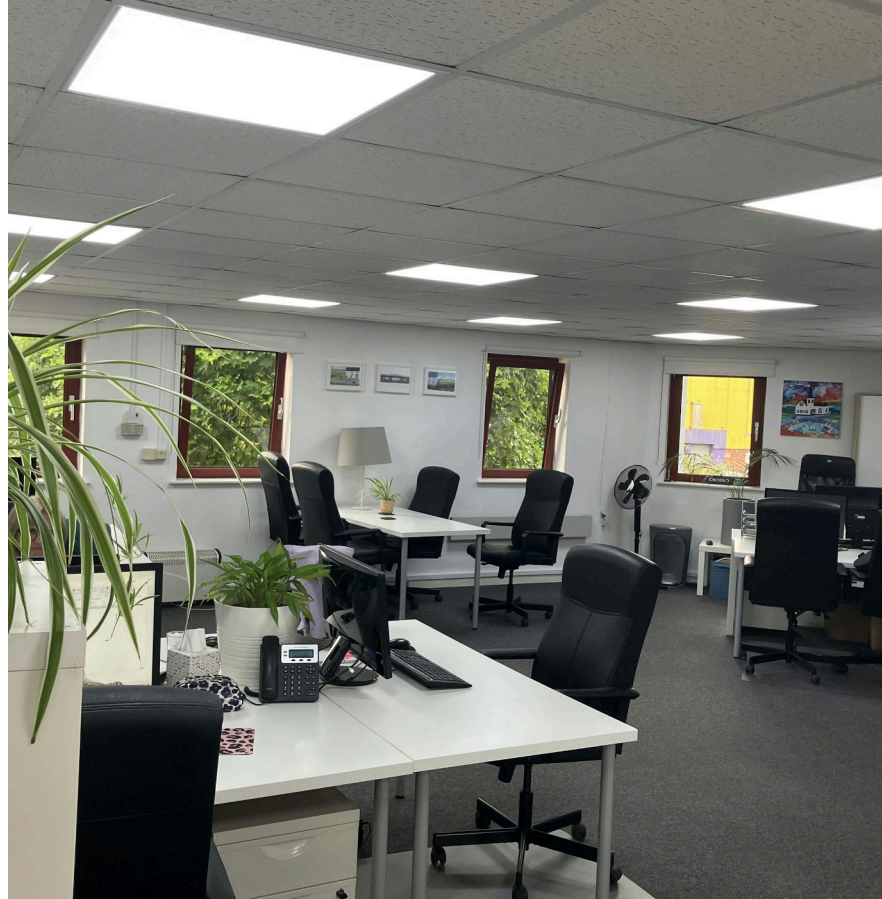
ACCOMMODATION

The accommodation comprises of the following

FLOOR AREA	SQ FT	SQ M
1st - Part 1st Floor	552	51
TOTAL	552	51

LOCATION

The property is situated in Cardiff Business Park, Llanishen, approximately 4 miles north of the city centre. The location benefits from excellent public transport links, with Parc Ty Glas train station with in a short walking distance. The property is easily accessed by car with access to J32 of the M4 within a 5 minute drive north via the A470. There are a number of amenities in close proximity including Starbucks, M&S, Bannatyne Health Club and DW Fitness.



2 Kingsway
Cardiff
Wales, CF10 3FD

VIEWINGS

Via Savills

LEASE TERMS

A new lease for a term to be agreed. Rent on application.

BUSINESS RATES

RV: £5,000 Rates Payable: N/A

LEGAL FEES

Each party to bear their own legal costs.

EPC

C rating

CONTACTS

For further information
please contact:

Gary Carver

gcarver@savills.com
07972000171
02920 368 963

Will Evans

will.evans@savills.com
07870 999243

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | 07.01.2026

