

TO LET - OFFICE

3 CWRT-Y-PARC

Cwrt Y Parc, Earlswood Road, Llanishen, Cardiff, CF14 5GH



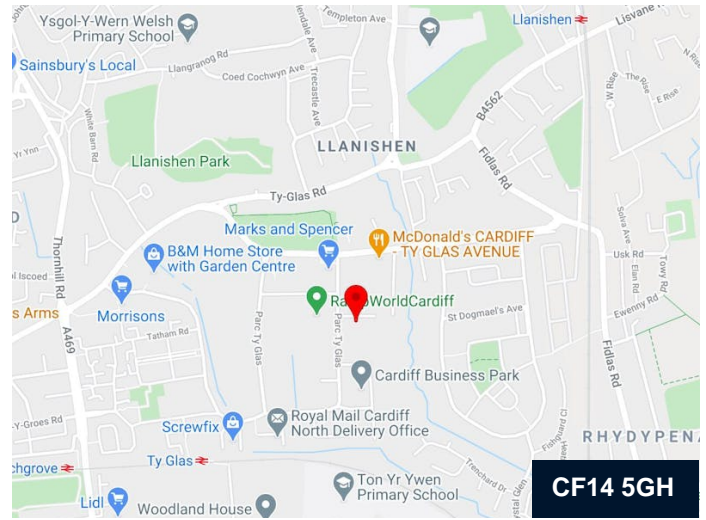
Key Highlights

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

2 Kingsway
Wales CF10 3FD

savills.co.uk





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.

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 within 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.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st - Part 1st Floor	552	51.28	Let
Total	552	51.28	

Lease Terms

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

Business Rates

RV: £5,000

Rates Payable: N/A

EPC

C rating

Legal Fees

Each party to bear their own legal costs.

Viewings

Via Savills

Contact

Gary Carver

07972000171

gcarver@savills.com

Will Evans

07870 999243

will.evans@savills.com

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, photographs 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. Generated by AgentsInsight / Generated on 08/08/2025

