

TO LET - OFFICE

# SUMMERS HOUSE

Pascal Close, Cardiff, CF3 0LW



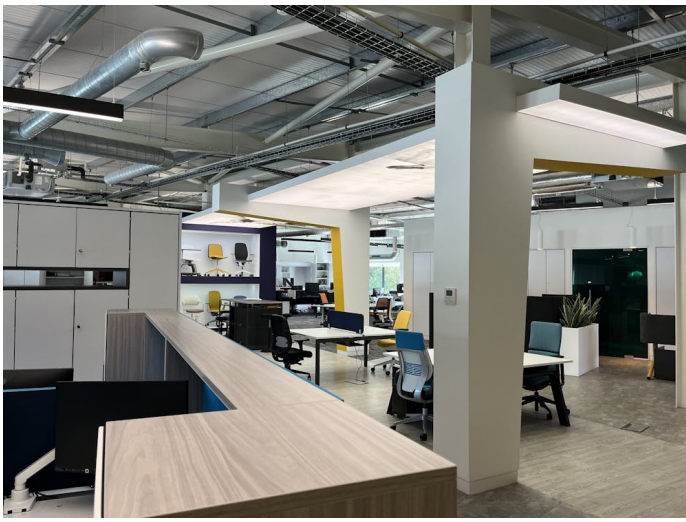
## Key Highlights

- 6,980 sq ft
- Heating/Cooling
- Golf Simulator
- 20 Parking Spaces
- High Quality Fit Out - Fully Fitted
- Passenger Lift
- Kitchen/Breakout Area

2 Kingsway  
Wales CF10 3FD

[savills.co.uk](http://savills.co.uk)





## Description

Summers House comprises a detached, 2 storey building which has been fitted out to a very high standard, providing high quality, fully fitted accommodation. The available suite is situated on the first floor and benefits from an existing fit out which includes a high quality kitchen/breakout area, meeting rooms, reception, server room, showers and male/female/disabled WC's. There is also a fully fitted golf simulator. The property also benefits from having solar panels which feed directly into the buildings electricity supply. The property benefits from having 20 parking spaces on site with on road parking also available. The business park benefits from 24 hour security.

## Location

Summers House forms part of the popular Paramount Business Park development in St Mellons Business Park.

The business park is situated just off the A48, which provides dual carriageway access direct into Cardiff city centre (6 miles) and Newport city centre (8 miles). Junctions 30 and 28 of the M4 Motorway are 3 & 4 miles to the west and east respectively. Nearby amenities include St Mellons Golf & Country Club, the Heron Marsh Public House and St Mellons District Centre which includes a Tesco Supermarket. Occupiers in the area include Euroclad, Rolls Royce, IQE, Rackspace and Kier.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	6,980	648.46	Available
<b>Total</b>	<b>6,980</b>	<b>648.46</b>	

## Terms

The office is available to let for a term to be agreed. Further details on request.

## Service Charge

A service charge will be payable to cover the landlords costs of running and maintaining the common parts. Further details on request.

## Rateable Value

RV: £92,500

Rates Payable (24/25): £51,985

## EPC

B Rating

## Viewing

Strictly via Savills or Fletcher Morgan

## Contact

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