

TO LET OFFICE

# PARK HOUSE

Greyfriars Road, Cardiff, CF10 3AF



## Key Highlights

- 122.81 sq. m. (1,322 sq. ft) up to 162.76 sq. m (1,752 sq. ft)
- Extensively refurbished
- City centre location
- High quality office accommodation
- Plug & Play included (including furniture)

SAVILLS CARDIFF  
2 Kingsway  
Cardiff CF10 3FD

**+44 (0) 2920 368 900**

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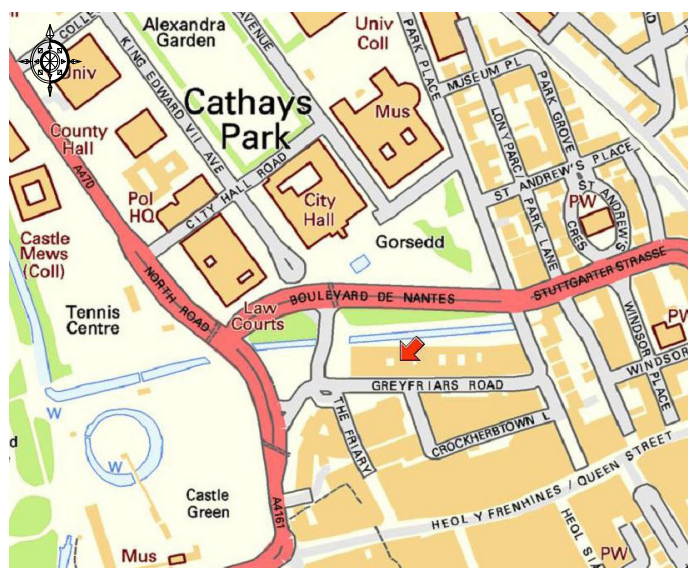
## Location

Park House is situated on Greyfriars Road in the centre of Cardiff. The property benefits from being in close proximity to Cardiff's main retail areas, Queen Street and the St David's 2 development.

The property is a short walk from Cardiff Central Station and Queen Street commuter railway station, where there are regular services to the Cardiff suburbs and the South Wales Valleys. There is also easy access to the property via Cardiff's main road network.

## Description

The property comprises a high quality city centre building which has undergone a comprehensive refurbishment program to provide high quality office accommodation and common areas including showers on each floor, a new reception area and an external breakout space.



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## Specification

- Suspended ceilings
- Heating/Cooling and gas central heating
- Raised floor
- LED lighting
- Perimeter trunking
- Shower facilities
- Male, female and disabled WC facilities
- Passenger lift
- Plug & Play

## Accommodation

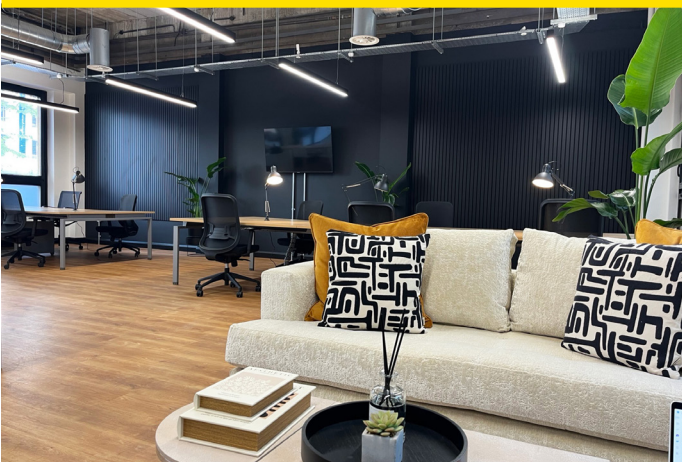
| FLOOR AREA                | SQ FT        | SQ M          |
|---------------------------|--------------|---------------|
| Ground Floor Rear (left)  | 1,322        | 122.83        |
| Ground Floor Rear (right) | 1,671        | 155.23        |
| Ground Floor Front (left) | 1,322        | 122.81        |
| Second Floor Rear (left)  | 1,416        | 131.54        |
| <b>Total</b>              | <b>5,731</b> | <b>532.41</b> |

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### **Parking**

Parking is available in the basement car park, with parking allocated on a pro rata basis. Further details available on request.

### **Terms**

The offices are available by way of a new lease for a term to be agreed. Further details available on request.

### **Rent**

On application.

### **Business Rates**

The incoming tenant will be responsible for the business rates. Further details on request.

### **Building Service Charge**

A service charge is payable to cover the Landlord's costs of running and maintaining the property. Further details are available on request.

### **VAT**

All figures quoted are exclusive of VAT.

### **Legal Costs**

Each party to bear their own legal costs.

### **EPC**

The property has the an Energy Performance Asset Rating of 72 (C Rating).

### **Viewings**

Strictly by appointment via Savills or joint agents Fletcher Morgan.

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