

OFFICE FOR SALE

Unit 11

Cardiff, CF14 5GH



Key Highlights

- Freehold
- 1,447 sq.ft
- 6 parking spaces
- Close to local amenities
- Electric heating
- Modern offices

2 Kingsway
Cardiff
Wales, CF10 3FD

savills.co.uk

savills

DESCRIPTION

11 Cwrt Y Parc comprises a self-contained office building set over 3 floors providing a mix of open plan offices, meeting rooms and kitchen space. The property benefits from a modern specification including; suspended ceilings, LED lighting, electric heating, double glazed windows, kitchenettes on each floor, male & female WCs. The property also benefits from 6 parking spaces.

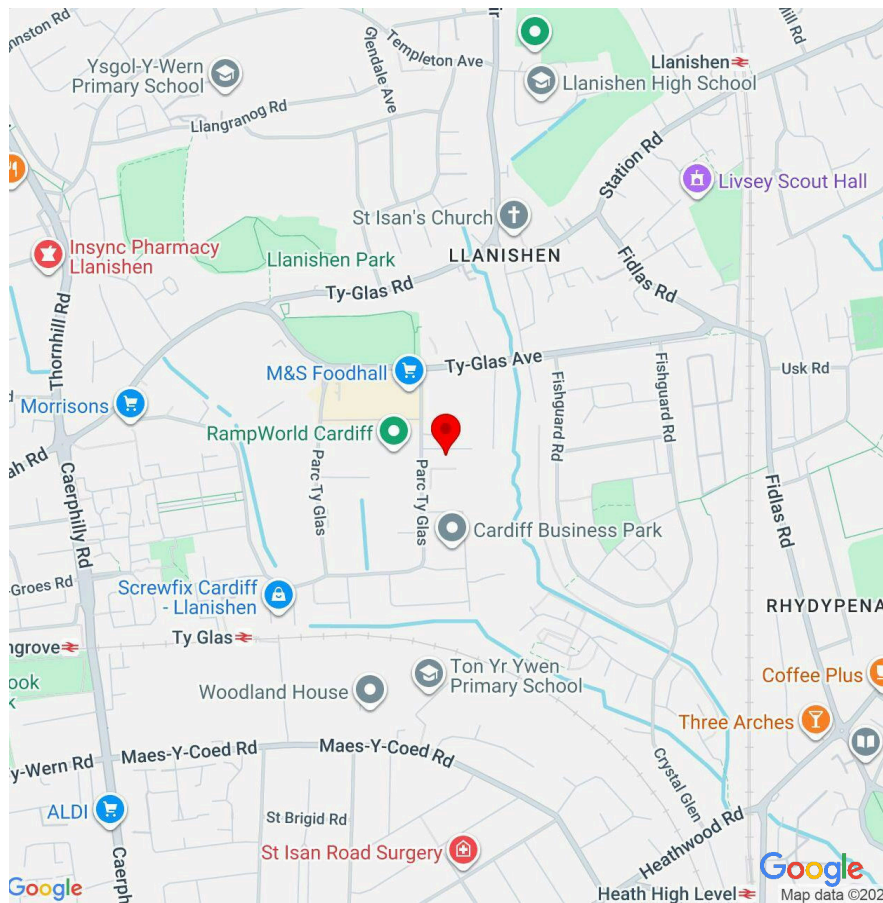
ACCOMMODATION

The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Ground	507	47
1st	513	48
2nd	427	40
TOTAL	1,447	134

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.



2 Kingsway
Cardiff
Wales, CF10 3FD



VIEWINGS

Strictly via Savills.

LEGAL COSTS

Each party to bear their own.

ESTATE SERVICE CHARGE

An estate service charge is payable. Further details on request.

BUSINESS RATES

Rateable Value- £13,000 Rates Payable (25/26) - £7,384 Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

TENURE

The property is freehold.

EPC

C - 53

TERMS

Offers in the region of £250,000.

CONTACTS

For further information please contact:

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 | 27.03.2026

