

**Millgrove
House,**
Parc Ty Glas,
Llanishen,
CF14 5DU

TO LET / MAY SELL

**Warehouse / Office
/ Lab Space**



LOCATION

The property occupies a prominent position within Cardiff Business Park, approximately 3.5 miles north of the city centre and 3.7 miles south-east of Junction 32 of the M4 Motorway. Parc Ty Glas Railway Station is within walking distance of the property, the rail service provides connections to Cardiff Queen Street within eight minutes and Cardiff Central in 16 minutes.

The nearest bus stop is on Ty Glas Road and provides access to the city centre as well as the wider suburbs of Cardiff.

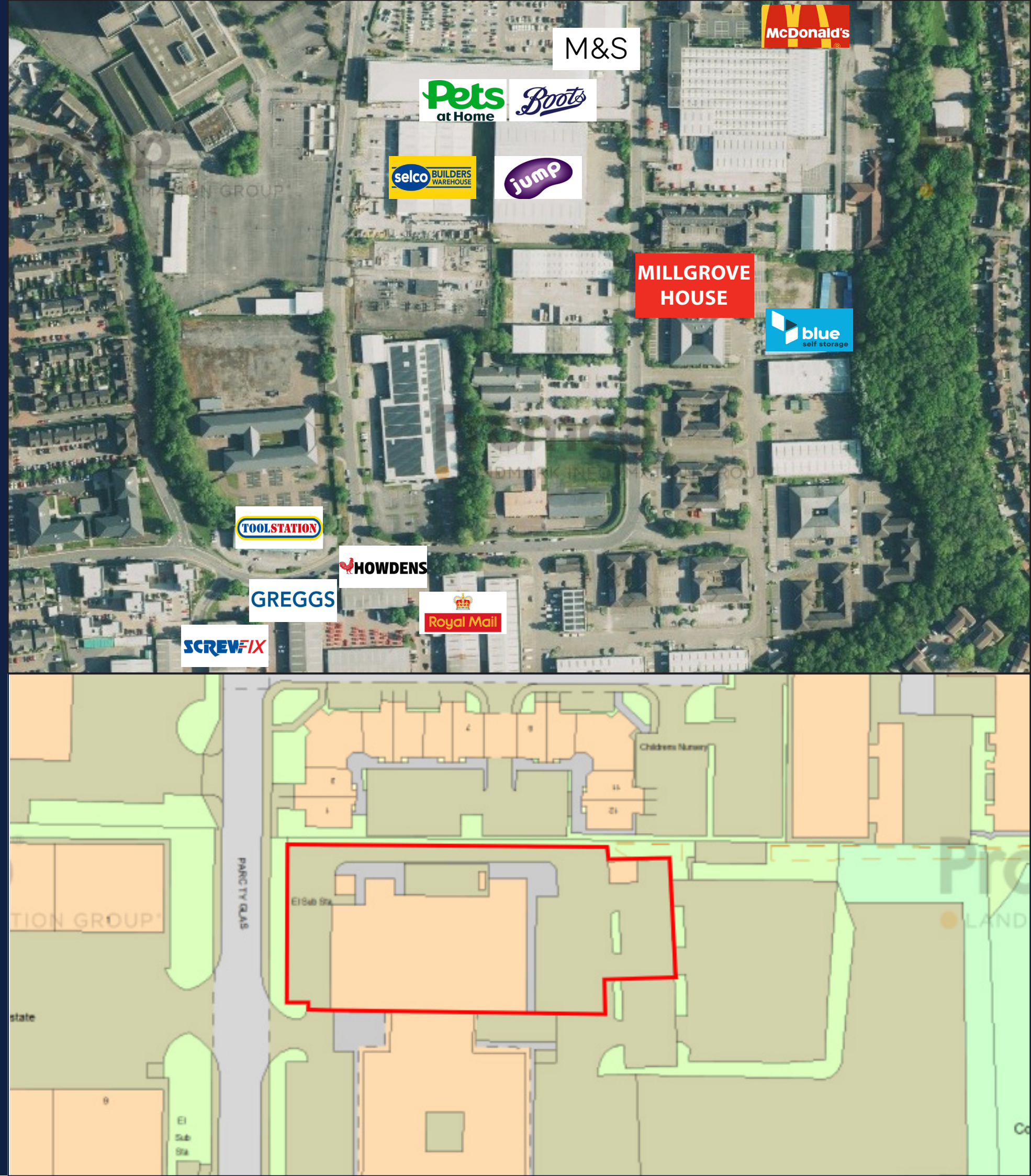
Occupiers on the estate include Pelican Healthcare, Royal Mail, Greggs, Screwfix and Toolstation. To the north of the estate is Llanishen Leisure Centre and the Lifestyle Shopping Park which includes occupiers such as Marks & Spencer, Boots and Pets at Home. The immediate vicinity has witnessed a range of recent developments including a Retirement Living Scheme from McCarthy & Stone and the construction of a McDonald's Restaurant.

DESCRIPTION

Built in the early 1990's the property is of steel framed construction, with an internal eaves height of approximately 7m. It is clad in brick to a height of approximately 2m with profiled steel cladding above and an insulated profiled steel roof.

The property has a Gross Internal Area over two floors of 20,101 sq ft (1,867 sqm) with a loading yard to the rear that can be fenced if required.

There is car parking to the front and side elevation and a new pedestrian access to be created to ensure that the property is fully self-contained.



ACCOMMODATION

The floorplate for the building is circa 10,340 sq ft and currently provides office and studio space over two floors.

The studio area was extended at ground floor level in 2001 to provide additional office space and a video archive storage area.

USE

Subject to planning, the property is suitable for a range of uses including Offices, Warehouse, Lab or Leisure Space.

Interested parties are advised to make their own enquiries direct with the local authority.

TERMS

Available for a minimum of a new lease of 5 years.

Alternatively, a sale will be considered.

RATES

Subject to reassessment.



ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, a purchaser will be required to provide satisfactory proof of identity and source of funds at the point of agreement of heads of terms.

EPC

The property has an EPC rating of B.

A copy of the certificate is available upon request.

VAT

We understand that the property is elected for VAT.

SERVICE CHARGE

There will be a service charge for the upkeep and maintenance of common areas. Further details are available on request.





PRICE / RENT

Upon application.

CONTACT



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