

TO LET OFFICE

# PARK HOUSE

Greyfriars Road, Cardiff, CF10 3AF



## Key Highlights

- 131.55 sq m (1,416 sq. ft.) up to 155.23 sq. m (1,671 sq. ft.)
- Extensively refurbished
- City centre location
- High quality office accommodation
- Plug & Play included (including furniture)

SAVILLS CARDIFF  
2 Kingsway  
Cardiff CF10 3FD

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[savills.co.uk](https://www.savills.co.uk)

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Suite 3  
Flight Centre Business Travel/  
Travel Clinic  
Suite 4  
Scott Brownrigg

Suite 1  
Gleeson  
Suite 2  
RPS

Suite 1  
Mackgold Health  
Suite 2  
INDU Law  
Suite 3  
Liverpool Victoria  
Garden

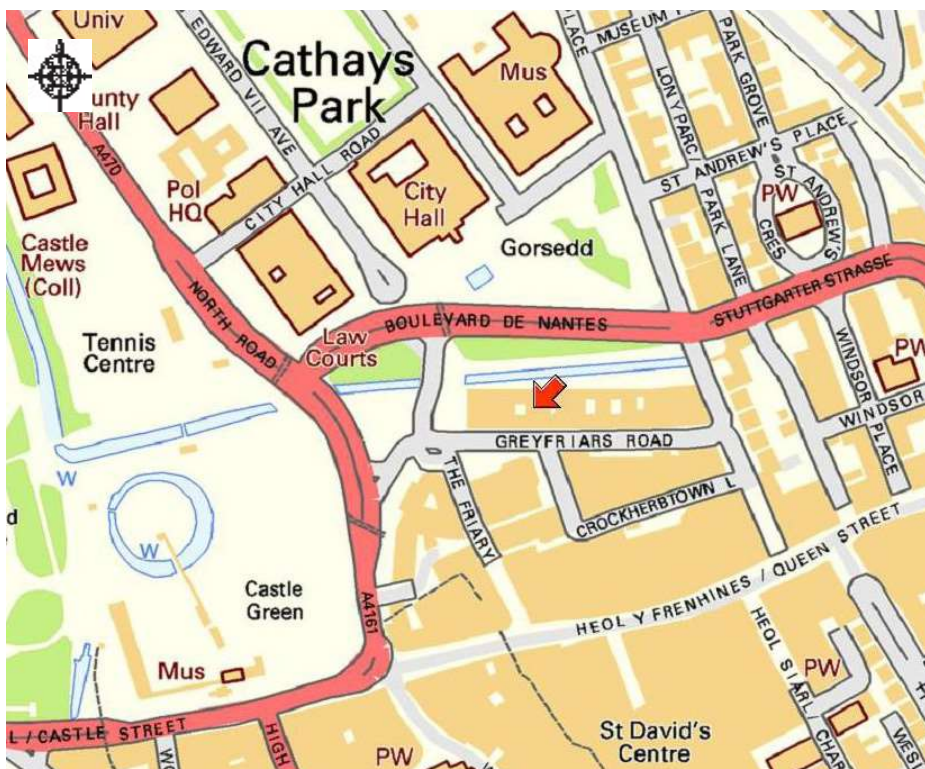
## Location

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.

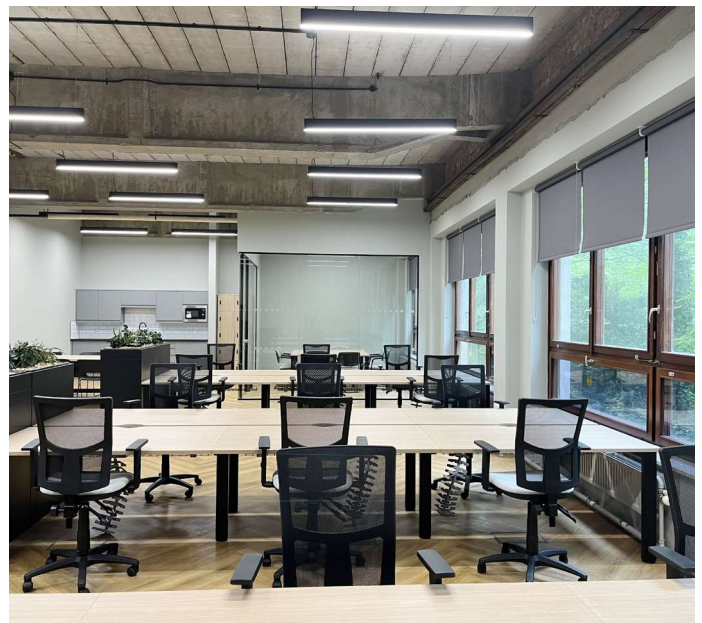
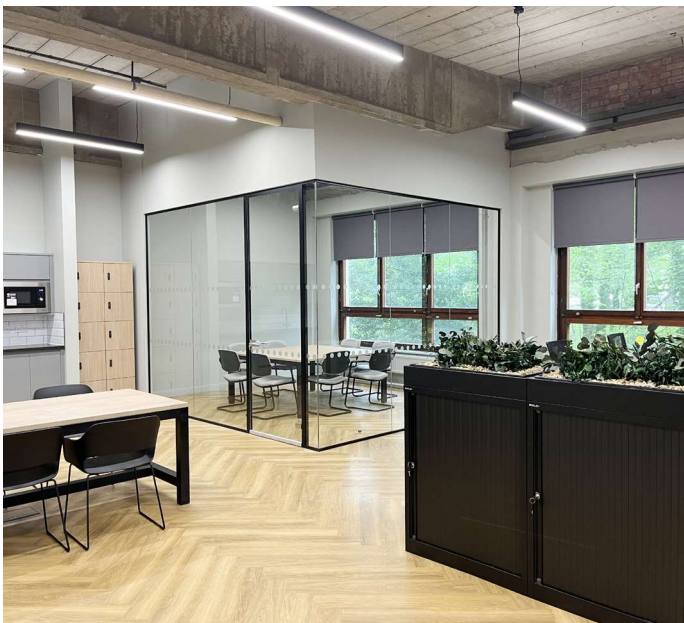


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## Specification

- Suspended ceilings
- Heating/Cooling and gas central heating
- Raised floor (Ground 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
Second Floor Rear (left)	1,416	131.54
<b>Total</b>	<b>4,409</b>	<b>409.60</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 Avison Young.

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## 2ND FLOOR SUITE



### Contact

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