

TO LET OFFICE

# PARK HOUSE

Greyfriars Road, Cardiff, CF10 3AF



## Key Highlights

- 86.31 sq m (929 sq ft) up to 384.25 sq m (4,136 sq ft)
- Extensively refurbished
- City centre location
- High quality office accommodation

SAVILLS CARDIFF  
2 Kingsway  
CF10 3FD

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

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

**savills**

## 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.

## Specification

- Suspended ceilings
- Gas central heating
- LED lighting
- Perimeter trunking
- Shower facilities
- Male, female and disabled WC facilities
- Passenger lift

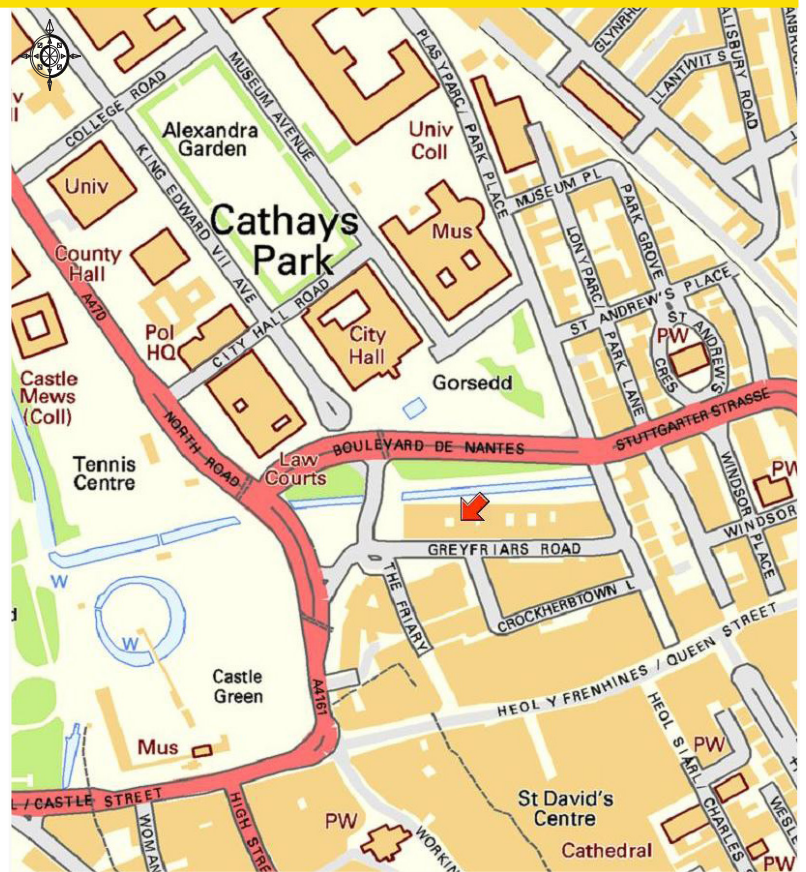
The Landlord is willing to consider a bespoke Cat A fit-out including raised access floor, exposed services and comfort cooling.

## Accommodation

AREA	SQ M	SQ FT
First Floor (Rear)	297.94	3,207
Second Floor (Front)	86.31	929
<b>TOTAL</b>	<b>384.25</b>	<b>4,136</b>

## Parking

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



SAVILLS CARDIFF  
2 Kingsway  
CF10 3FD

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

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

**savills**



## Terms

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

## Rent

£20.00 per sq ft.

## 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.

## Contact

### Gary Carver

+44 (0) 292 036 8963  
gcarver@savills.com

### Sam Middlemiss

+44 (0) 292 036 8962  
smiddlemiss@savills.com

### IMPORTANT NOTICE

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, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. 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, photographs 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. Designed and Produced by Savills Marketing: 020 7499 8644 | September 2019

savills