


# TO LET

OFFICE ACCOMMODATION FROM 1,154 SQ. FT. TO 4,332 SQ. FT.

029 2037 8921 

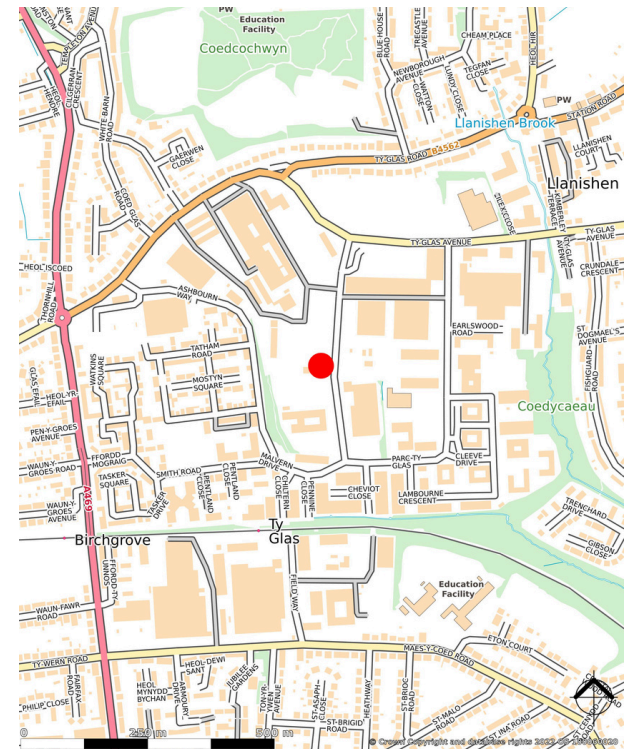
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25 Park Place, Cardiff CF10 3BA 



## Fletcher Morgan

### Pro-Copy Business Centre, Llanishen, Cardiff CF14 5DU



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## Location

The property is located in Llanishen, an established business location situated approximately 5 miles north of Cardiff City Centre. The property is easily accessed by car with J32 of the M4 within a 5 minute drive to the north, via the A470. There are a number of EV charging points in the local area.

Notable users in the area include retail, leisure, trade and education. The property is near Ty Glas Railway Station and is well served by public transport with various bus stops nearby.

## Description

Pro-Copy Business Centre comprises a three storey office building fronting Parc Ty Glas plus 5 rear courtyard units. The available space comprises the 1st floor of the main office and Unit 3 to the rear, comprising the following specification:

- Air Conditioning (Heating and Cooling)
- Suspended ceiling
- Part perimeter trunking and part raised floors
- Demised WCs and Kitchen in Unit 3
- Mainly open plan with part cellular
- Recessed lighting
- Carpeted floors
- Double glazing
- DDA compliant

## Tenure

The subject property is available on a Full Repairing and Insuring basis.

## Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

**1st FLOOR**                      **3,178 sq.ft.**                      |                      **295.25 sq.m.**

### UNIT 3

**Ground Floor**                      **577 sq.ft.**                      |                      **53.60 sq.m.**

**First Floor**                      **577 sq.ft.**                      |                      **53.60 sq.m.**

**Total**                      **1,154 sq.ft.**                      |                      **107.20 sq.m.**

## Parking

1st Floor - 4 spaces

Unit 3 - 4 spaces

## Rates

The current Rateable Value of the property for the period 2025/26 is based on UBR multiplier of £0.568p. The Rates Payable for 2025/26 are as follows:

**Rateable Value = 1st Floor - £30,380 | Unit 3 - £6,603**

**Rates Payable = 1st Floor - £17,256 | Unit 3 - £6,603**

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

## Rent

**£12.00 psf per annum exclusive**

## VAT

All figures quoted are exclusive of V.A.T. where applicable.

## Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

## Energy Performance Certificate

On application

Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

## CONTACT

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