

**TO LET / FOR SALE**



**1 DUNLEAVY DRIVE**

CELTIC GATEWAY • CF11 0SN

DETACHED OFFICE BUILDING WITH 16 PARKING SPACES

**365.2 SQ M (3932 SQ FT)**



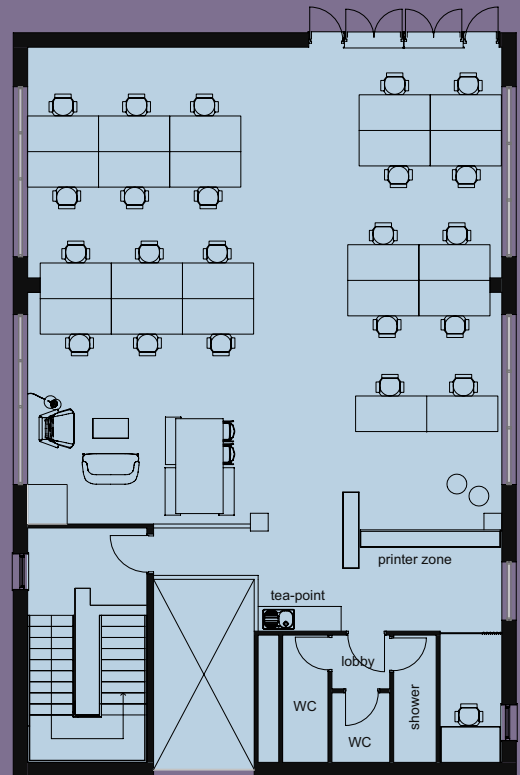
## DESCRIPTION

A modern detached 2 storey office building, in a landscaped environment, mainly open plan with meeting rooms, kitchen/breakout & toilets.

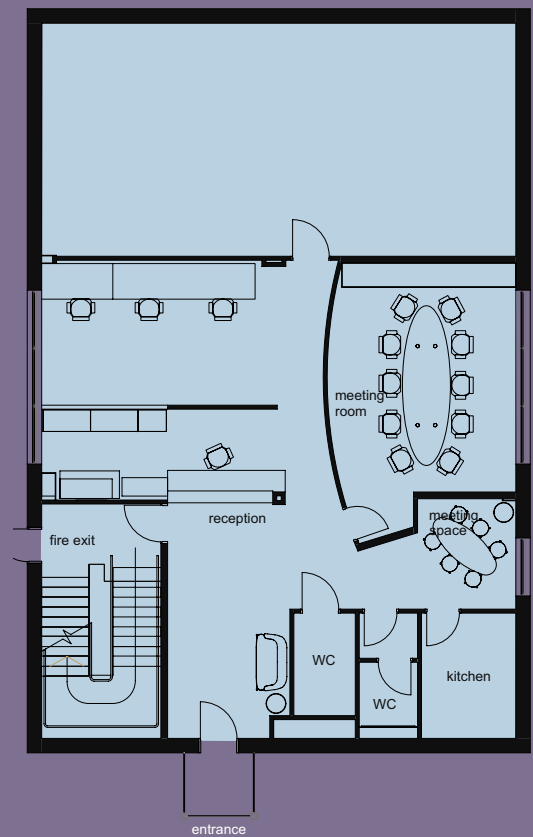
## ACCOMMODATION

FLOOR	SQ FT*	SQ M*
GROUND	2,064	191.7
FIRST	1,868	173.5
<b>Total</b>	<b>3,932</b>	<b>365.2</b>

\*RICS IPMS 3



First Floor



Ground Floor



## **EPC**

'C' Rating (70)

## **SPECIFICATION**

- Raised floors
- Gas central heating
- Kitchens & shower
- Double glazing

## **CAR PARKING**

No. 16 designated car parking spaces.

## **LEASE/PURCHASE**

The accommodation is available on a new flexible lease of 10 years or longer with breaks or for sale with vacant possession. Rent/price on application.

## **RATES**

Rateable value (2017) £44,750  
UBR 2022/23 £0.535

## **SERVICE CHARGE**

The occupier is responsible for a reasonable proportion of the estate charge – further details on application.

CARDIFF CASTLE

PRINCIPALITY STADIUM

ST DAVIDS SHOPPING CENTRE

CENTRAL STATION

CALLAGHAN SQUARE

## LOCATION

The property is situated 3 miles west of the city centre, adjacent to the A4232 dual carriageway, with direct access to the M4(J33), Mermaid Quay and the City Centre.

Cardiff Bay Retail Park is situated nearby with many mainstream retailers including IKEA, Asda, Sports Direct, JD Sports, Boots, Home Bargains and a wide range of A3 and coffee outlets.

On the opposite side is Cardiff International Sports Arena with Morrisons, Ice Arena Wales, Cardiff International Pool and Cardiff International White Water Rafting Centre.

CARDIFF BAY RETAIL PARK

ASDA

1 DUNLEAVY DRIVE

A4232

LINK ROAD

NUFFIELD HEALTH

GLOBAL REACH

DATA CENTRE

A4160

MORRISONS

P

INTERNATIONAL SPORTS VILLAGE

ICE ARENA WALES

CARDIFF INTERNATIONAL POOL

A4055

WHITE WATER RAFTING



## FURTHER INFORMATION

Viewing strictly by prior appointment

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. November 2022

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