

alder king

PROPERTY CONSULTANTS

TO LET

Millgrove House

Parc Ty Glas, Cardiff, CF14 5DU

Offices – 1,280 sq ft (118.92 sq m) NIA approx.

- 2 x modern, good quality suites
- Air conditioning
- Tea points, shower facilities, bicycle storage
- Reception and security services
- Bookable meeting rooms

MILLGROVE HOUSE



Location

The property is located on Parc Ty Glas in Llanishen, a northern suburb of Cardiff which lies approximately 3.5 miles north of the city centre. Road connections are provided via the A470 (North Road) to both the city centre and Junction 32 of the M4 Motorway. The area is an established mixed use office, industrial and retail location. Major occupiers in the area include Screwfix, Royal Mail, Pelican Healthcare and Bannatyne Health Club. Lifestyle Shopping Park is adjacent to Parc Ty Glas and occupiers include Boots, Marks and Spencer, JD Gym and Homesense. Ty Glas Railway Station is located within walking distance of the property which provides connections to Cardiff Queen Street (8 minutes) and Cardiff Central (16 minutes).

M4



3 miles west

A48



2.5 miles east

Cardiff



3.5 miles

Caerphilly



5 miles



Promap Licence Number: OS AC0000813445

Accommodation

Description

The property consists of a detached two storey office building with central courtyard.

The two suites benefit from:

- Suspended ceilings with recessed LED lighting
- Air conditioning
- Raised access flooring
- Gas central heating
- Decoration and carpeted throughout
- Male, female and disabled WCs
- Tea points
- 24-hour access
- Shower facilities
- Bicycle storage
- Reception and security services
- Bookable meeting rooms

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Parking

The accommodation has a total of 3 designated parking spaces available.

Area	Sq ft	Sq m
Suite A	965	89.6
Suite B	315	29.3
TOTAL	1,280	118.9

Fully accessible raised floors



Suspended ceilings



Air conditioning



Onsite parking



Recessed LED lighting



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Cardiff Council www.cardiff.gov.uk

Business Rates

Interested parties should make their own enquiries to Cardiff Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is B (49) and the full certificate can be provided on request.

Terms

The suites are available on an assignment basis or a new full repairing lease with terms to be negotiated with the Landlord.

Rent

The following suites are offered to let at the following rates:

Suite A = £4,252.50 per annum (£13.50 per sq ft)

Suite B = £13,027.50 per annum (£13.50 per sq ft)

Service Charge

The ingoing occupier will be responsible for a proportion of the service charge cost in maintaining the common parts of the building and the estate.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants
18 Park Place
Cardiff
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www.alderking.com

AK Ref: OY/100633
Date: October 2024

Subject to Contract



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Important Notice

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A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

Suite A



Suite B

