

alder king

PROPERTY CONSULTANTS

TO LET

2 Deryn Court

Wharfedale Road, Pentwyn, Cardiff, CF23 7HB

Modern Offices with Car Parking – 782 to 1,643 sq ft (NIA) approx.



Location

The property is located in north-east Cardiff, within a mile of the Pentwyn Interchange of the A48 dual carriageway link to the M4 and the City Centre.

Local amenities include a Waitrose Superstore, Lidl, Holiday Inn and Campanile Hotels and Village Inn Pub.

The office courtyard is prominently located on both Pentwyn Road and Wharfedale Road. The units are located at the head of the courtyard with frontage on to Wharfedale Road.

M4



2 miles west

A48(M)

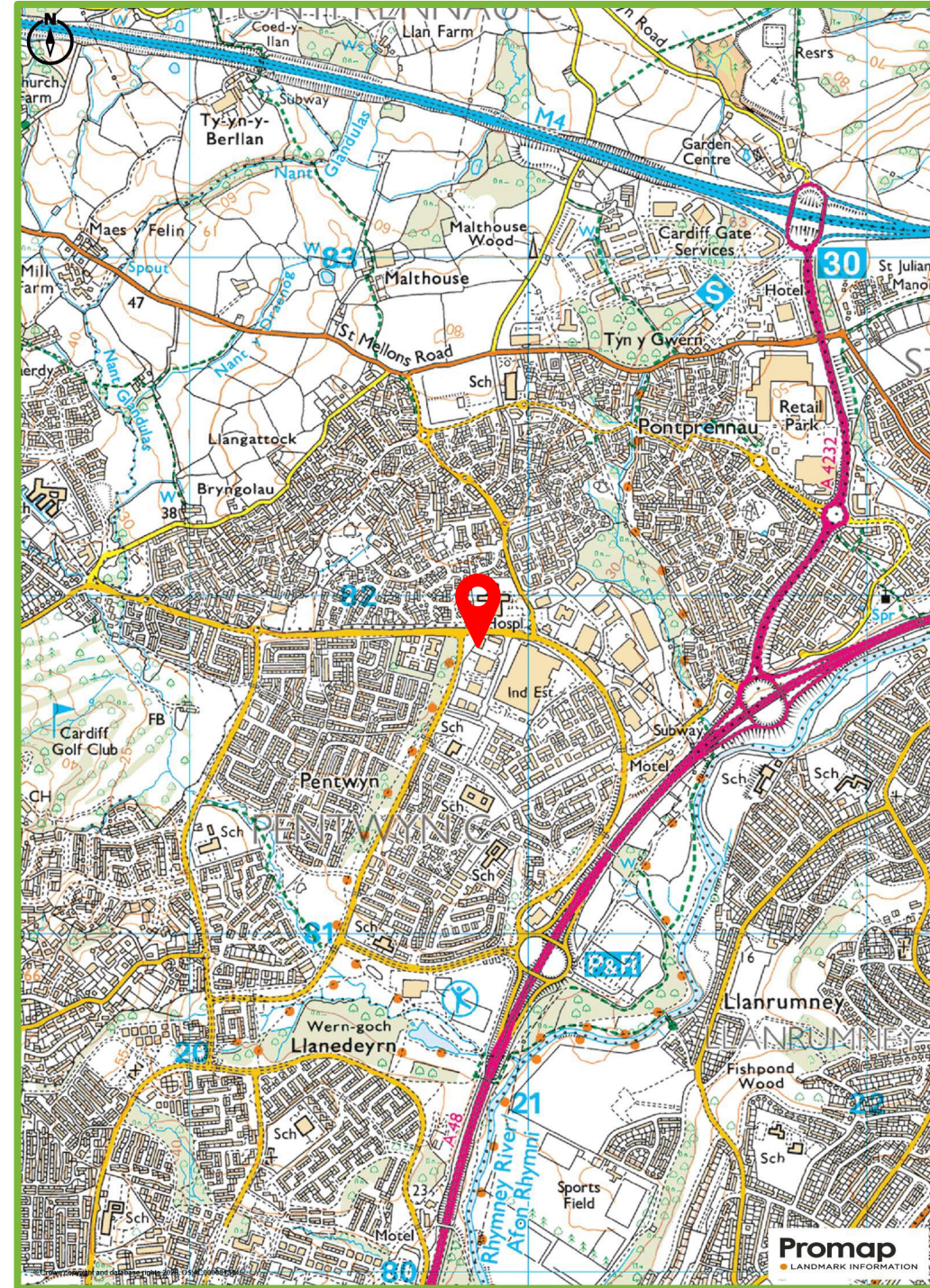


< 1 mile south

City Centre



< 4 miles



Accommodation

Description

The property comprises an office unit spanning over both ground and first floor. Both floors are mainly of open plan layout with some partitioned meeting rooms.

Specification includes:

- Good quality kitchenette
- Gas central heating
- Perimeter service trunking
- Suspended ceiling
- Carpeted throughout
- Air conditioning
- Toilet facilities

Parking

The accommodation has a total of 8 available parking spaces.

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.

Area	sq ft	sq m
Ground Floor	782	72.65
First Floor	861	80.02
TOTAL	1,643	152.67



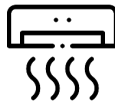
Fully accessible raised floors



Suspended ceilings



Comfort cooling



On-site parking



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

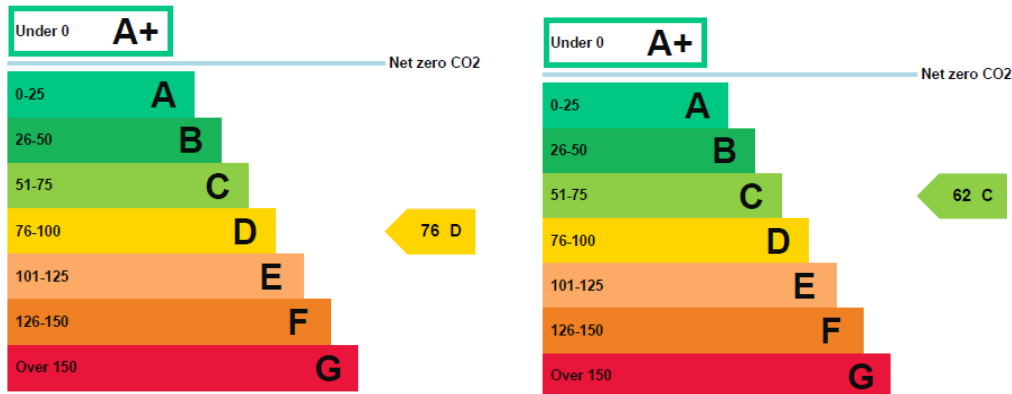
The Rateable Value for the Ground Floor has been assessed at £9,700 as at April 2023. Thus, rates payable is £5,510 for the 2025/26. The Rateable Value for the First Floor is to be confirmed. Interested parties should make their own enquiries to Cardiff Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment (www.voa.gov.uk).

Code for Leasing

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

Energy Performance Certificate

The EPC is rated D (76) and C (62) for Ground Floor and First Floor respectively.



Lease/Tenure/Terms

The property is available on a new full repairing lease with terms to be negotiated.

Rent

£22,500 per annum (£13.88 per sq ft)

Legal Costs

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

References/Rental Deposits (for leasehold only)

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/purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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



Alder King Property Consultants
18 Park Place
Cardiff
CF10 3DQ
www.alderking.com



Owen Young
029 2038 1996
07974 186 482
oyoung@alderking.com



Gerallt Dafydd
029 2039 1468
07990 891 010
gdafydd@alderking.com

AK Ref: GD/102221 **Date:** January 2026 **Subject to Contract**



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA. 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.