

# TO LET

6,980 SQ. FT. FIRST FLOOR OFFICE WITH 20 CAR PARKING SPACES

029 2037 8921 

fletchermorgan.co.uk 

25 Park Place, Cardiff CF10 3BA 

## High Quality Office with Plug and Play Option

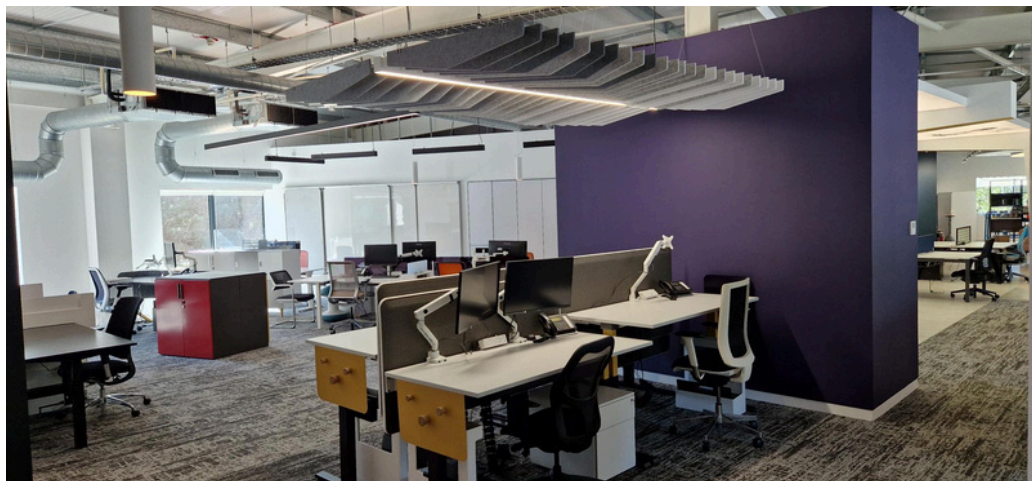
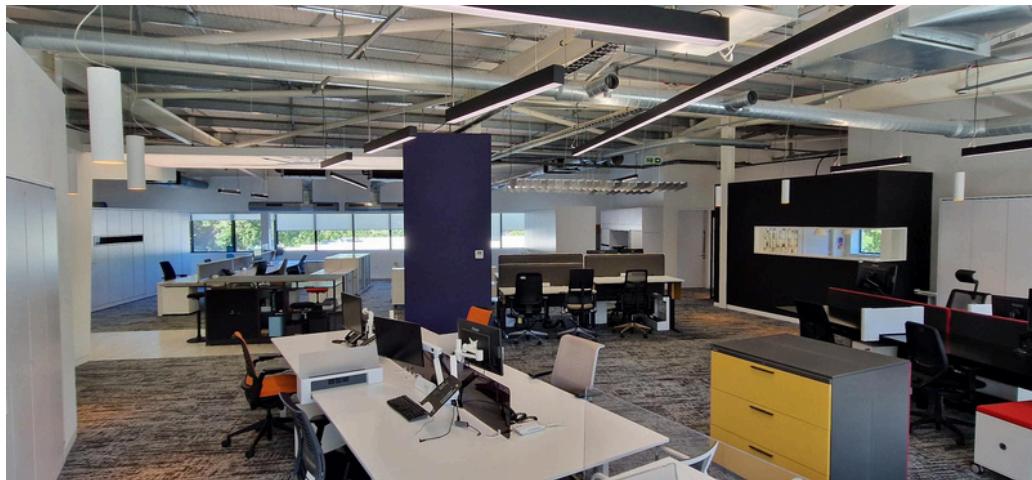


**Fletcher  
Morgan**



## Summers House, St. Mellons, Cardiff CF3 0LW







## Location

Summers House is a high quality two-storey air-conditioned office building of contemporary design with a generous parking provision prominently situated at the gateway to Paramount Business Park.

St. Mellons Business Park will shortly be transformed by the development of Cardiff Parkway Railway Station and Business Park. The new Parkway Railway Station. As a result, St. Mellons will only be a few minutes train ride from Cardiff Central Station.

## Description

The building has been designed to create a flexible open-plan modern working environment. The first floor benefits from an exceptional existing fit-out, providing significant cost savings to incoming tenants. The ground floor reception area is a shared facility for the building and is manned to suit tenant requirements.

- Air conditioning
- Existing boardroom and meeting rooms
- Fully fitted break-out area
- Existing server room and data cabling
- Integrated storage walls
- Fully accessible raised floor
- Fully carpeted
- Double glazed curtain walling to front elevation
- WC's and shower facilities
- Flexible open plan layout
- Floor to ceiling height 2.7m
- Full reference to the Disability Discrimination Act 1995
- Covered cycle storage

## Accommodation

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

**First Floor = 6,980 sq.ft. | 648.46 sq.m.**

The property benefits from 20 car parking 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 = £92,500**

**Rates Payable = £52,540**

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

## Tenure

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

## Rent

**£19.00 per sq ft with all desks and fixtures.**

## Energy Performance Certificate

B49

## 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.



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

**Matthew Jones | John James**

📞 029 2034 7054 | 029 2034 7050

📠 07968 769325 | 07973 121295

🌐 [/MatthewJones](#) | [/JohnJames](#)

✉️ [matthew.jones@fletchermorgan.co.uk](mailto:matthew.jones@fletchermorgan.co.uk)  
[john.james@fletchermorgan.co.uk](mailto:john.james@fletchermorgan.co.uk)

**Fletcher  
Morgan**



**RICS**

Fletcher Morgan and the Vendor / Landlord take no responsibility for any error, mis statement or omission in these particulars. Measurements are approximate and for guidance only.

These particulars do not constitute any offer or contract and neither Fletcher Morgan nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

28/03/2025