

FOR SALE/TO LET

029 2037 8921



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4,313 SQ. FT. OFFICE ACCOMMODATION WITH 14 CAR PARKING SPACES

28 Park Place, Cardiff CF10 3BA



**Fletcher
Morgan**



7 Melyn Mair, Wentloog, Cardiff CF3 2EX

Location

Melyn Mair occupies an excellent location at Wentloog Avenue less than 4 miles east of Cardiff city centre and within 5 minutes' drive of the A48(M) which leads directly to the M4 Motorway. The area has seen a whole range of new developments over the past few years, to the extent that it is now established as one of Cardiff's most recognised business locations.

Description

Melyn Mair comprises a constructed two storey detached high quality office building. The building benefits from the following specification.

- Suspended ceiling with LG3 lighting
- Double glazed windows
- Perimeter trunking
- Female and male / disabled WCs
- Kitchen
- Intercom
- Carpeted throughout

Internally the ground floor has been partitioned into a number of cellular offices, whilst the first floor is mainly open plan throughout.

Accommodation

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

Ground Floor	= 2,153 sq.ft.	 200.0 sq.m.
First Floor	= 2,160 sq.ft.	 200.6 sq.m.
TOTAL	= 4,313 sq.ft.	 400.6 sq.m.

The property benefits from 14 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 = £31,500
Rates Payable = £17,892

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

Tenure

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

Purchase Price/Rent

Purchase Price - £350,000 plus V.A.T.
Rent - £30,000 per annum exclusive

Energy Performance Certificate

C62

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.

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