emanueljones

To Let

College House

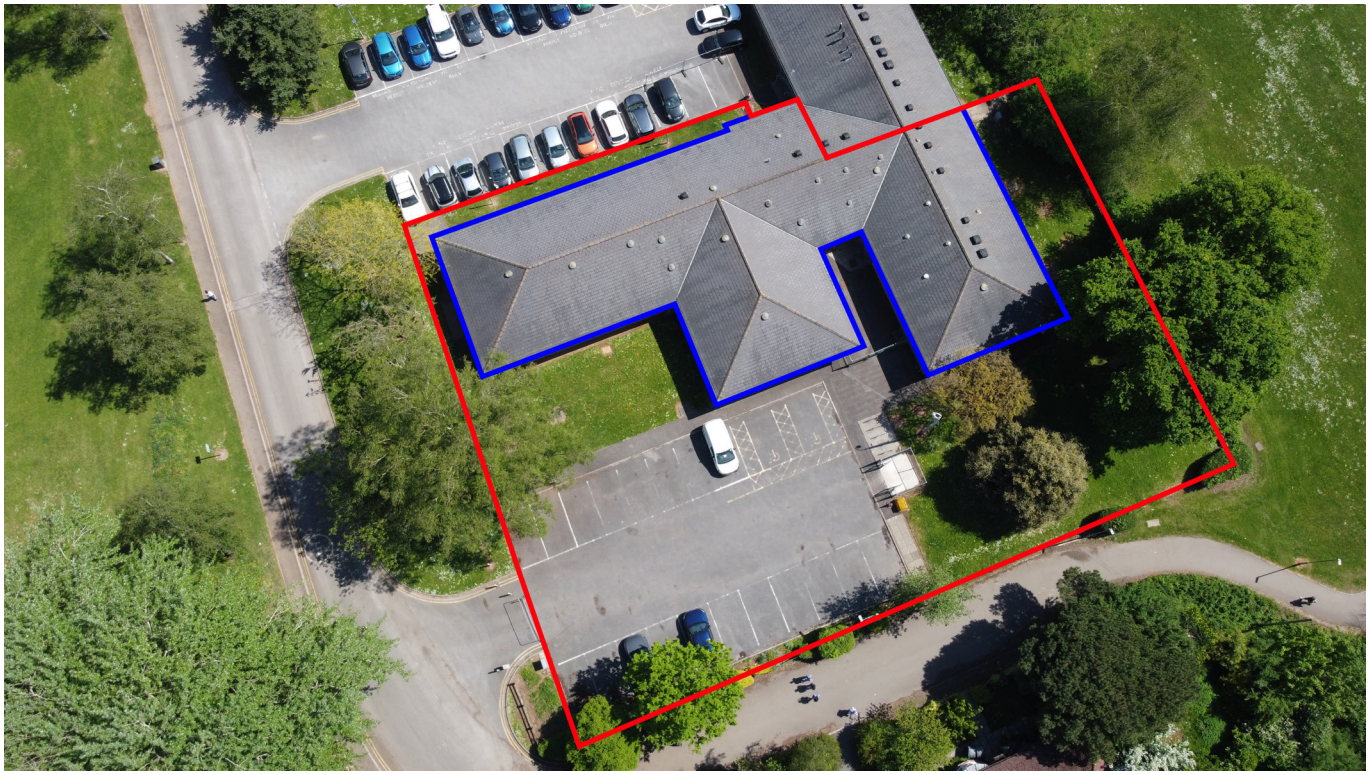
King George V Drive East, Cardiff,
CF14 4EP

6,118 sq ft (568.39 sq m)

- Open plan and cellular space
- 21 car parking spaces
- DDA compliant

029 2081 1581

www.emanuel-jones.co.uk



Location

The property is located in Heath, North Cardiff in close proximity to the University Hospital of Wales and Cardiff University Heath Park Campus. It is within Heath Park and can be accessed directly via King George V Drive East. The property is well connected with Gabalfa roundabout approximately 1.3 miles West providing wider access to Cardiff and the M4 Motorway (North). The property also benefits from a number of pedestrian access points including those from Heath Park Way giving direct access to both the hospital and university campus.

The property is also well serviced by public transport with a number of bus routes in the local area and heath park train stations a short 0.6 mile (10 minute) walk north.

Description

The property comprises a single storey office building. It is broadly split into two wings. The Eastern wing provides open plan office accommodation with a small kitchenette and a number of small cellular offices to the perimeter. The Western wing provides a number of meeting rooms / offices with a large kitchenette / break-out area. The office benefits from the following specification:

- Solid floors with carpet tile covering
- Suspended ceiling with recessed lighting
- Perimeter trunking for power and data
- WC, kitchenette and shower facilities
- Gas central heating with perimeter radiators
- Wall-mounted air conditioning units to part
- CCTV, intercom and electrically operated window and door shutters
- DDA compliant

Accommodation

The property has been measured on a net internal area (NIA) basis and provides the following approximate areas:

Description	Area sq ft	Area sq m
Office	6,118 sq ft	568.39 sq m

Car Parking

The property benefits from a car park to the front of the property. It provides a total of 21 car parking spaces including 2 disabled bays.

Lease Terms

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

The office is available at a quoting rent of £61,200 per annum

Business Rates

We understand the current rateable value of this office is £77,000. Using the 2025/26 UBR (0.568) we understand the rates payable are £43,736.

Interested parties are advised to rely on their own enquiries with the local authority.

Epc

To be reassessed

Vat

The property has not been elected for VAT.

Legal Costs

Successful party to contribute £1,000 to costs.

Viewing

Strictly by appointment through agents Emanuel Jones:-

Contact: Carlo Piazza / Rhys Williams

Email: carlo@emanuel-jones.co.uk
rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contact. All descriptions, dimensions, reference to condition and nessessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satify themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.

Contact Us:

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Ar Osod

Tŷ'r Coleg

Rhodfa'r Brenin Siôr V Ddwyreiniol,
Caerdydd, CF14 4EP

6,118 sq ft (568.39 sq m)

- Gofod cynllun agored a chellog
- 21 lle parcio
- Yn cydymffurfio â'r Ddeddf Gwahaniaethu ar Sail Anabledd

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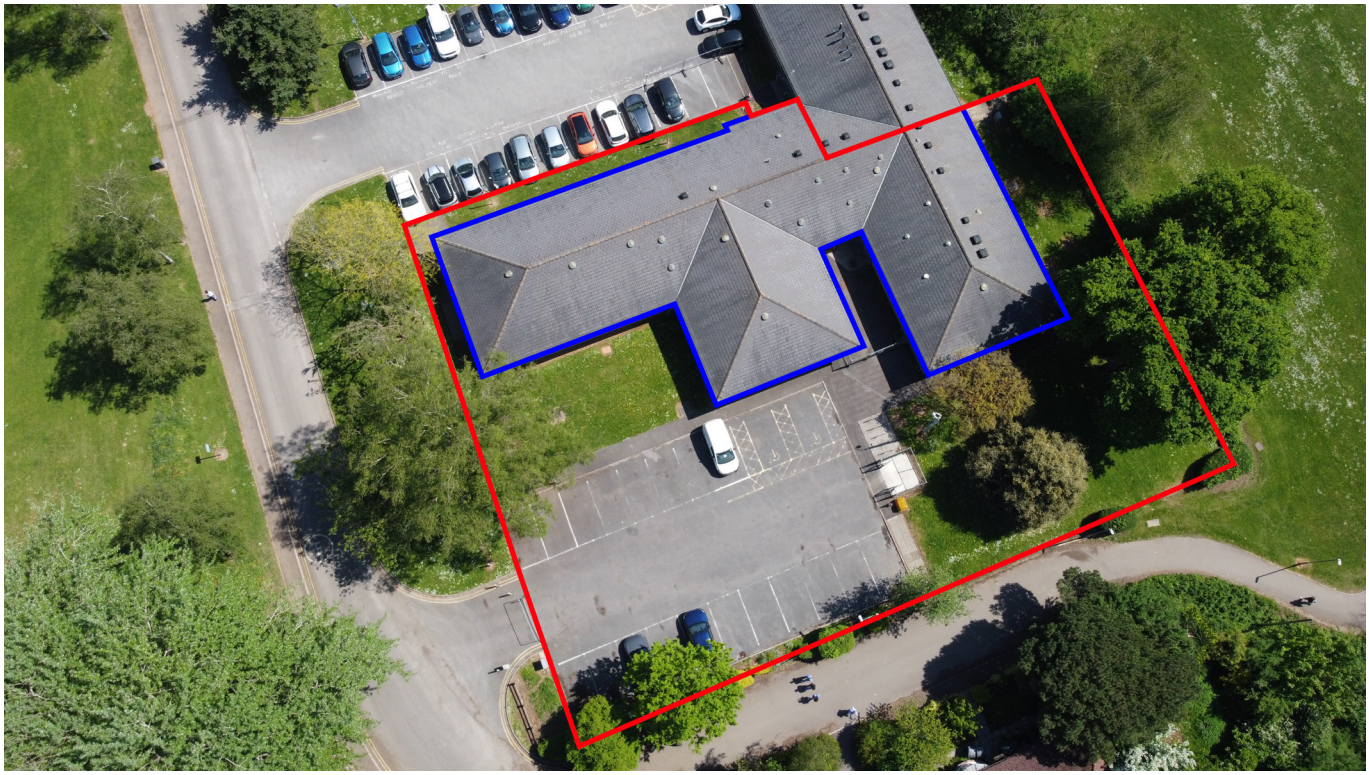

Lleoliad

Mae'r eiddo wedi ei leoli yn y Mynydd Bychan, Gogledd Caerdydd, yn agos at Ysbyty Athrofaol Cymru a Champws Parc y Mynydd Bychan Prifysgol Caerdydd. Mae o fewn Parc y Mynydd Bychan a gellir ei gyrraedd yn uniongyrchol trwy Rodfa'r Brenin Siôr V Ddwyreiniol. Mae gan yr eiddo gysylltiadau da, gyda chylchfan Gabalfa tua 1.3 milltir i'r gorllewin yn rhoi mynediad ehangach i Gaerdydd a Thraffordd yr M4 (Gogledd). Mae'r eiddo'n elwa o nifer o fannau mynediad i gerddwyr gan gynnwys y rhai o Ffordd Parc y Mynydd Bychan sy'n rhoi mynediad uniongyrchol i gampws yr ysbyty a'r brifysgol.

Mae'r eiddo hefyd yn cael ei wasanaethu'n dda gan drafnidiaeth gyhoeddus gyda nifer o lwybrau bysus yn yr ardal leol a gorsafoedd trên Parc y Mynydd Bychan 0.6 milltir (10 munud) ar droed tua'r gogledd.

Disgrifiad

Mae'r eiddo yn cynnwys adeilad swyddfa un llawr. Mae wedi'i rannu'n fras yn ddwy adain. Mae'r adain ddwyreiniol yn darparu llety swyddfa cynllun agored gyda chegin fach a nifer o swyddfeydd cellog bach o'i hamgylch. Mae'r adain orllewinol yn darparu nifer o ystafelloedd cyfarfod / swyddfeydd gyda chegin / ardal ymneilltuo fawr. Mae gan y swyddfa y fanyleb ganlynol:

- Lloriau solet gyda gorchudd teils carped
- Nenfwd crog gyda goleuadau cilfachog
- Gwifrau oddi amgylch ar gyfer pŵer a data wedi eu cuddio
- Cyfleusterau toiled, chegin a chawod
- Gwres canolog nwy gyda rheiddiaduron oddi amgylch
- Unedau aerdymheru wedi'u gosod ar y wal yn rhannol
- Teledu cylch cyfyng, intercom a chaeadau ffenestri a drysau a weithredir - yn drydanol
- Yn cydymffurfio â'r Ddeddf Gwahaniaethu ar Sail Anabledd

Adeilad

Mae'r eiddo wedi'i fesur ar sail arwynebedd mewnol net gyda'r mesuriadau canlynol:

Disgrifiad	Arwynebedd troedfedd sgwâr	Arwynebedd metr sgwâr
Swyddfa	6,118 sq ft	568.39 sq m

Parcio Ceir

Mae gan yr eiddo faes parcio o flaen yr eiddo. Mae'n darparu 21 o leoedd parcio i gyd, gan gynnwys 2 le anabl.

Telerau'r brydles

Mae'r eiddo ar gael ar ffurf prydles atgyweirio ac yswirio lawn newydd am gyfnod o flynyddoedd i'w cytuno.

Rhent

Mae'r swyddfa ar gael ar rent dyfynbris o £61,200 y flwyddyn.

Ardrethi Busnes

Rydym yn deall mai gwerth ardrethol cyfredol y swyddfa hon yw £77,000. Gan ddefnyddio Cyfradd Busnes Unffurf 2025/26 (0.568), rydym yn deall mai'r ardrethi sy'n daladwy yw £43,736.

Dylai partïon â diddordeb ddibynnu ar eu hymholiadau eu hunain gyda'r awdurdod lleol.

TYSTYSGRIF PERFFORMIAD YNNI (TPY)

I'w ailasesu.

TAW

Nid yw'r eiddo wedi cael ei nodi ar gyfer TAW.

Costau Cyfreithiol

Parti llwyddiannus i gyfrannu £1,000 at gostau.

Ymweld

Drwy apwyntiad yn unig gyda'r asiant Emanuel Jones:-

Cyswllt: Carlo Piazza / Rhys Williams

E-bost: carlo@emanuel-jones.co.uk
rhys@emanuel-jones.co.uk

YN AMODOL AR GONTRACT AC ARGAELEDD

Yn amodol ar gontract ac argaeledd: Mae Emanuel Jones drostynt eu hunain ac ar ran gwerthwyr/ prydleswyr yr eiddo hwn y maent yn asiantau iddo yn nodi'r canlynol: Mae'r manylion wedi'u gosod fel amlinelliad cyffredinol er arweiniad yn unig i ddarpar brynwyr neu brydleswyr, ac nid ydynt yn, nac yn rhan o, gynnig contract. Rhoddir pob disgrifiad, maint, cyfeiriad at gyflwr a chaniatâd angenrheidiol ar gyfer defnydd a meddiannu, a manylion eraill, heb gyfrifoldeb ac ni ddylai unrhyw bartïon â diddordeb ddibynnu arnynt fel datganiadau neu gynrychioliadau o ffaith, ond rhaid iddynt eu bodloni eu hunain drwy archwiliad neu fel arall ynglŷn â chywirdeb pob un ohonynt. Ni fydd unrhyw gyfeiriad at unrhyw wasanaethau, gosodiadau neu ffitiadau gyfystyr â chynrychioli (oni nodir yn wahanol) eu cyflwr neu eu haddasrwydd ar gyfer unrhyw swyddogaeth arfaethedig. Dylai darpar brynwyr neu brydleswyr fodloni eu hunain ynghylch addasrwydd eitemau o'r fath ar gyfer eu gofynion. Nid oes gan unrhyw unigolyn a gyflogir gan Emanuel Jones ganiatâd i wneud na rhoi unrhyw sylwadau neu warant o gwbl o ran yr eiddo hwn.

Cysylltwch â ni:

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