



TO LET

Celtic House, Caxton Place,
Cardiff, **CF23 8HA**

Detached Office with car parking

- Located in Wales' capital city
- Detached office building on prominent corner site
- 22 Car Parking Spaces
- Solar PV
- Excellent Transport Links
- Dedicated meeting rooms
- Part Open Plan
- Single Storey Office



Size

5,721 sq ft (531.50 sq m)

Location

The property is located 1 mile south of Junction 30 of the M4 motorway with direct access to the A48 dual carriageway, providing convenient access to Cardiff City Centre (5 miles) and Junction 29 of the M4 Motorway (4 miles).

There are strong public transport links, with regular bus routes linking the property to the city centre and surrounding areas. Cardiff East Park & Ride also provides free car parking, serving the nearby University Hospital of Wales.

Local occupiers include Lidl, Waitrose, Tesla, Panasonic, Spire Hospital, Premier Inn, Costa Coffee, Greggs, Dominos, Farmfoods and B&M Bargains

Connectivity

Road

A48	0.5 miles
M4 J.29	3.5 miles



Train Stations

Cardiff Central	7.5 miles
Newport	8.8 miles



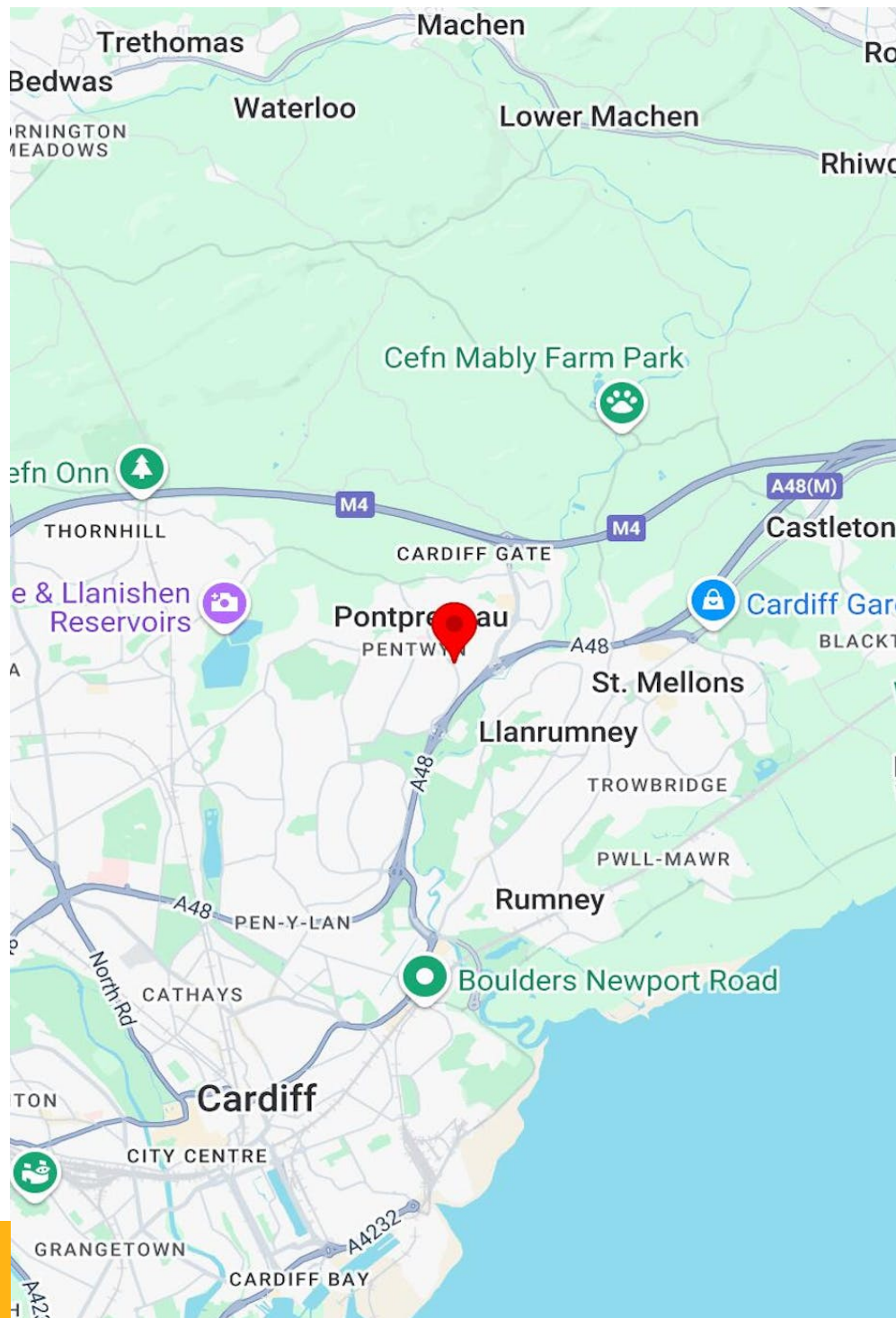
Airports

Cardiff Airport	19.6 miles
Bristol Airport	43 miles



Water

Port of Cardiff	7.5 miles
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Description

The property comprises a detached, single-storey office building, on a prominent corner site. Constructed during the late 1970s/early 1980s, the property has been refurbished to provide a mixture of open plan and cellular office accommodation with part glazed elevations.

There is a main reception area, accessed directly off the car park, with a secondary reception access to the eastern side of the property. The main reception leads to a series of board rooms and cellular offices, with 2 x main open plan office areas. There are 2 x toilet cores and 2 x kitchen/canteen areas and a solar PV installation to the roof.

There is dedicated private car parking, with two separate access points, providing 22 car parking spaces (more when double parked)

- Detached, single-storey office
- Mixture of open-plan and cellular accommodation
- 2 x toilet cores
- 2 x kitchen areas
- 2 x dedicated entrances/reception areas
- Solar PV to roof
- Dedicated car parking providing 22 spaces

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Celtic House	5,721	532
TOTAL	5,721	532

Specification



EPC: C (59)



Lighting Type: LED



Kitchenette



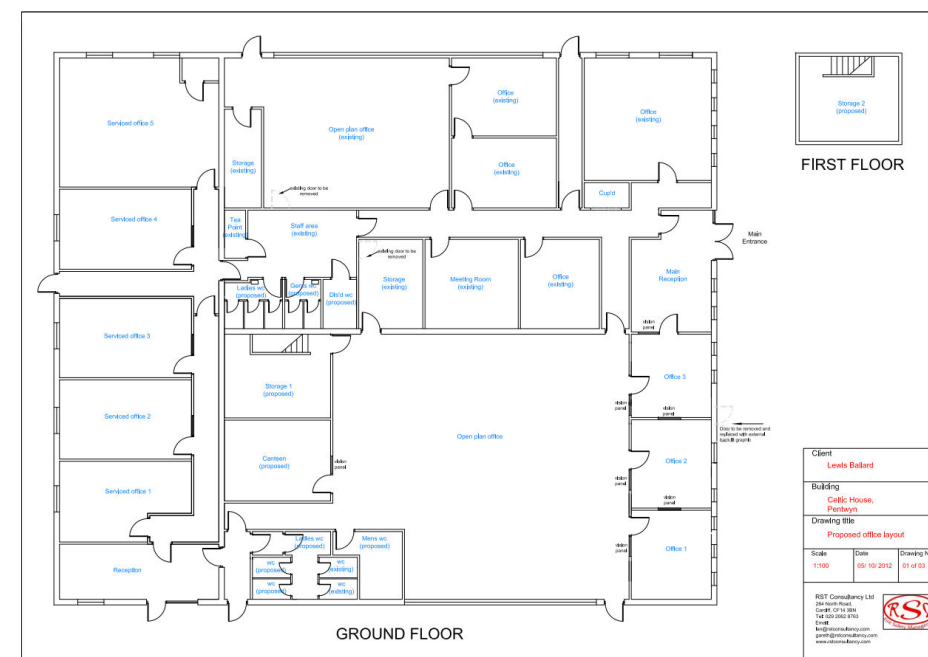
Total parking spaces:
22



Kitchen



Showers





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Terms

A term of years to be agreed

Lease Terms

Sublease

Business rates

Rates Payable: To be assessed

Service charge

n/a

Legal Costs

Each party to bear their own costs

EPC

C (59)

VAT

Applicable

Availability

Available Immediately

Contact

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In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.