

ROBERT CHAPMAN & COMPANY

Forest Court, 34 Severn Grove,
Pontcanna, Cardiff CF11 9EN

Telephone: 029 2065 3280

Fax: 029 2065 3281

E-mail: robert@rchapmanandco.com

PROPERTY PARTICULARS

LEASE ASSIGNMENT

OFFICE ACCOMMODATION

THE MEDIA CENTRE, HENSTAFF COURT
GROESFAEN, NEAR CARDIFF

Approximately: 165 sq metres (1,773 sq ft)



- **Exceptional location**
- **RSA tier one area**
- **Excellent Car parking**
- **Good Accessibility**
- **Conference facilities nearby**
- **Available: Summer 2004**

COMMERCIAL PROPERTY CONSULTANTS

Messrs. Robert Chapman & Company for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor institute part of, an offer or contract;
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. No person in the employment of Messrs. Robert Chapman & Company has any authority to make or give any representation or warranty whatever in relation to this property;
4. All terms quoted are exclusive of VAT unless otherwise stated. Prospective purchasers and lessees should make their own enquiries to establish whether or not the transaction may be subject to the addition of VAT and the implications thereof.

LOCATION

Henstaff Court is located in a countryside location near Groesfaen: approximately 7 miles from Cardiff and 2/3 miles from Llantrisant. **Either:** take the Llantrisant Road (A4119) out of Cardiff via Llandaff, passing the BBC Studios on route. From this direction, Henstaff Court is located on the left hand side and there is a sign at the entrance to the drive. **Or:** approach the property from J34 of the M4, via the A4119, turning right at the first set of traffic lights. After a few miles, Henstaff Court is located on the right hand side.

DESCRIPTION

Henstaff Court represents a detached former country house with converted courtyard buildings. The whole property offers a rural setting with ample car parking facilities. The building shown in the photograph is occupied by a print and publishing company intending to relocate.

ACCOMMODATION

Ground floor: 78.93 sq m (849 sq ft)
First floor: 85.83 sq m (924 sq ft)
164.73 sq m (1,773 sq ft)

LEASE

The lease commenced on 16th October 1998: an internal repairing lease for 10 years with 3 yearly rent reviews. The current rent passing is £12,880 per annum and there is an annual service charge of £900 per annum. These sums are exclusive of VAT, which is applicable. The Lease is available by way of an assignment (preferred) or subletting, subject to Landlord's approval.

TENANT'S RIGHTS

The occupier is able to use: the driveway; the common parts; the electricity, water, gas and sewerage; 9 car parking spaces plus a large visitors' car park is available.

USER CLAUSE

Use is restricted to offices within class B1 of the Town & Country Planning (Use Classes) Order 1987.

SERVICES

All mains services are available: water, gas, and electricity.

RATES

For 2003/ 2004, the rateable value is: £11,750. The business rates payable are £5,170. From 1st April 2004 onwards the rates payable will be £5,311.

VIEWING

All viewings are to be conducted through the sole agent:

Robert Chapman

Tel: 02920 653280

Fax: 02920 653281

Mobile:07909 992 964

E-mail: robert@rchapmanandco.com

Web site: www.rchapmanandco.com

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