

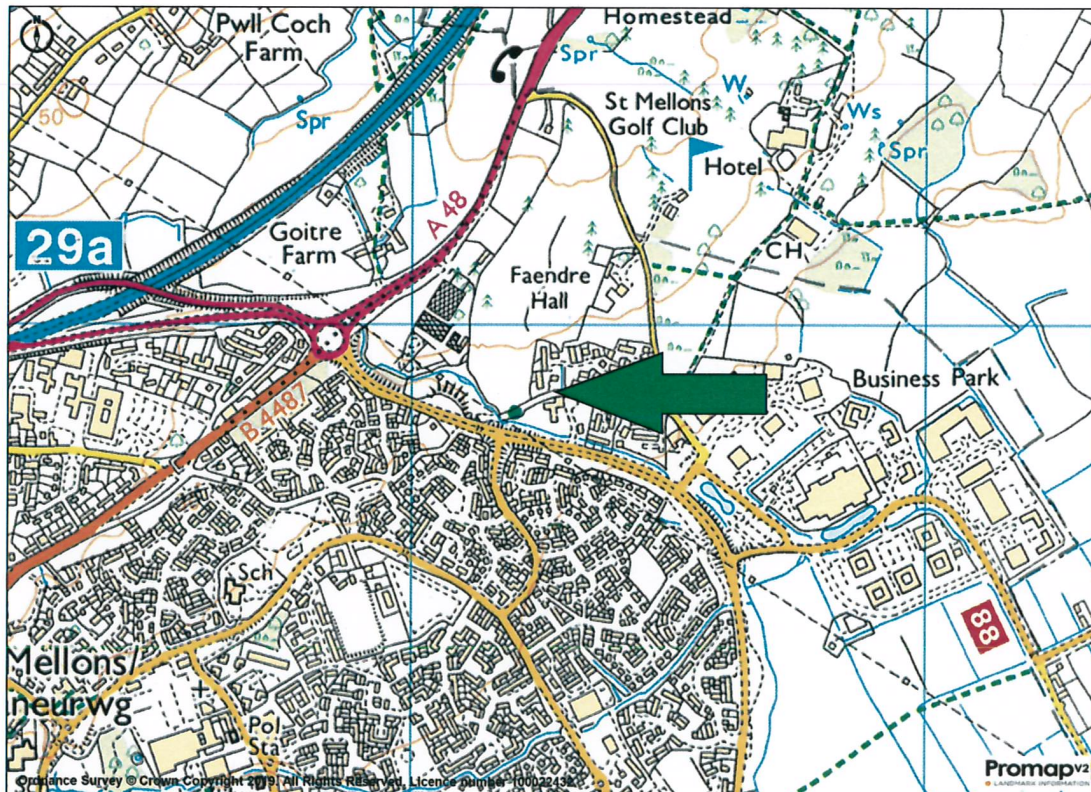


## LOCATION

Melrose Hall is located on the eastern side of Cardiff directly off Cypress Drive in the area of St Mellons which lies approximately 4 miles to the northeast of Cardiff city centre. Access onto Junction 30 of the M4 Motorway at Cardiff Gate via the A48 Trunk Road lies within 3 miles to the northwest and Junction 28 of the M4 Motorway at Tredegar Park lies approximately 4 miles to the northeast.

Within 1 mile of the property there are plans for a new business park, Cardiff Parkway Business Park, which will incorporate a new railway station.

## LOCATION PLAN



For identification purposes only

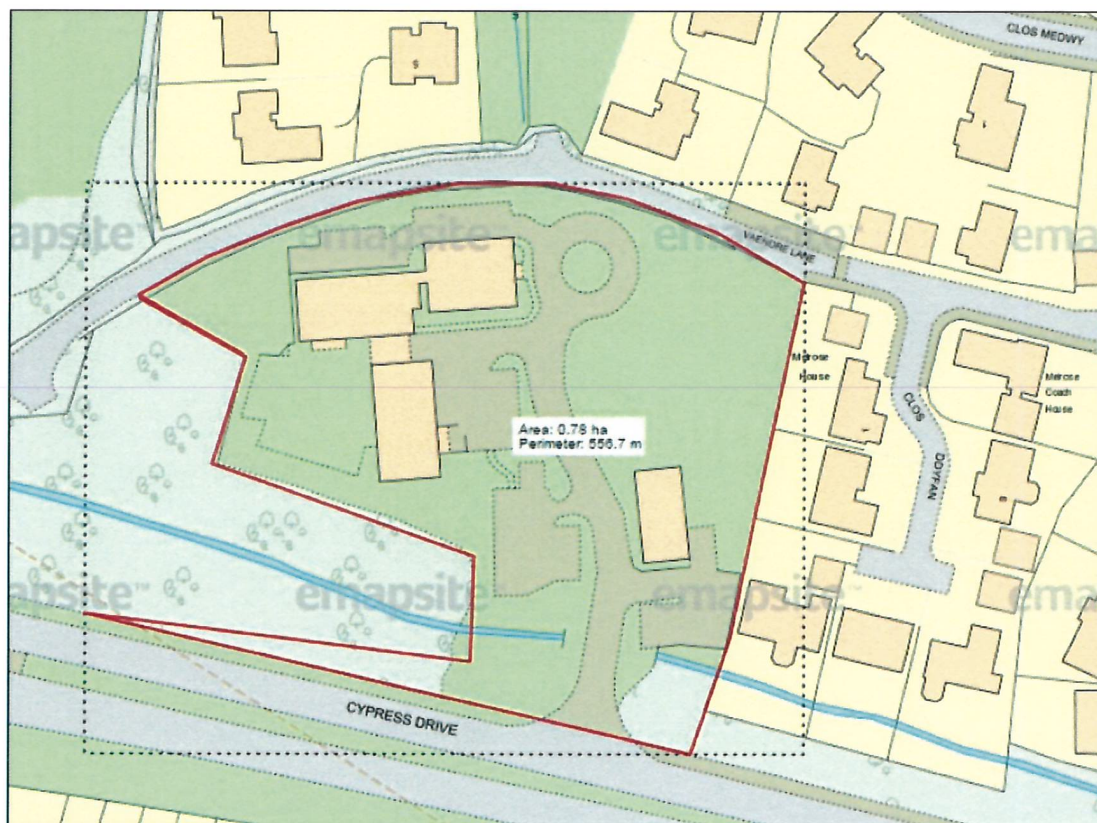
## DESCRIPTION

The property is approached by a gated entrance and comprises 4 office buildings constructed approximately 25-30 years ago within a self-contained site of approximately 1.93 acres (0.78 hectare). The development comprises the following accommodation:

Melrose Hall	3,950 sq ft	367.10 sq m
Melrose Annexe:	4,400 sq ft	408.90 sq m
Melrose Court:	4,165 sq ft	387.00 sq m
The Gatehouse:	2,334 sq ft	216.90 sq m
Totals:	14,849 sq ft	1,380.00 sq m



## SITE PLAN



Indicative boundary for identification purposes only

## TENANCIES

The principal tenant occupies Melrose Hall, Annexe and Court on leases that run until 20<sup>th</sup> June 2023. A schedule of tenancies is available upon request with the current rent roll totalling approximately £149,300 per annum.

## SERVICES

We understand that the Property is connected to all main services but interested parties should make their own enquiries to verify the availability and capacity of services to the Property.

## PLANNING

Outline planning permission was granted on 15 August 2018 for demolition of the existing buildings and a 17 unit residential development, 14 of which would be private dwellings and 3 Affordable Housing units.

An indicative scheme is shown on the front page of the particulars which comprises 12 detached and 2 semi-detached private houses totalling 19,050 sq ft and 3 linked Affordable Housing units totalling 2,550 sq ft to be developed as Social Rented units.

### **INFORMATION PACK**

A detailed Information Pack relating to the proposed residential development is available via a Dropbox link from this office which includes:

- Site Plan
- Tenant's Schedule
- Masterplan
- Outline Planning Permission
- Section 106 Agreement
- Planning Statement
- Arboricultural Report
- Bat Survey
- Dormice Survey
- Soil Resources of Land Survey
- Topographical Survey
- Transport Statement
- Drainage Strategy
- Design & Access Statement
- Soakaway Testing
- Geo-environmental Desk Study Report

### **TENURE**

Freehold.

### **BASIS OF SALE**

The Property is offered for sale by private treaty.

### **VIEWING**

Strictly by appointment through this office.

### **FURTHER INFORMATION**

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NB- maps, plans and photographs are for identification purposes only and not to scale.

### **SUBJECT TO CONTRACT**

2393/092019

