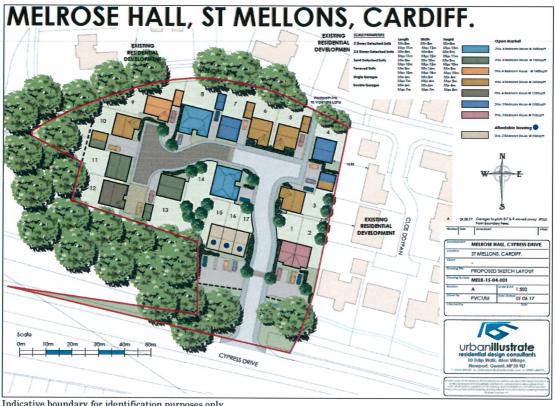
FOR SALE

MELROSE HALL, CYPRESS DRIVE, ST MELLONS, CARDIFF, CF3 0EG



17 st. andrews crescent, cardiff cf10 3db t: 029 2064 0055 f: 029 2064 0077 e: property@rawlinsmadley.com www.rawlinsandmadley.com

Investment/Residential Development Opportunity



Indicative boundary for identification purposes only

- Gated office development comprising 4 buildings totalling approximately 14,849 sq ft (1,380 sq m) located on the eastern side of Cardiff in the area of St Mellons with access via the A48 Trunk Road to the M4 Motorway at Junction 30.
- Melrose Court is currently fully let with a passing rent of £149,300 per annum.
- The site totals approximately 1.93 acres (0.78 hectares) with the benefit of outline planning permission granted on 15 August 2018 for the demolition of the existing buildings and for 17 residential units, subject to a signed Section 106 Agreement.
- THESE SALES PARTICULARS ARE ISSUED IN STRICTEST CONFIDENCE AS THE TENANTS ARE UNAWARE OF THIS POTENTIAL SALE AND ALL ENQUIRIES/VIEWINGS MUST BE ARRANGED THROUGH THIS OFFICE.

- all descriptions, dimensions, reference 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:
- (iv) all prices and rentals quoted are exclusive of VAT (if chargeable)

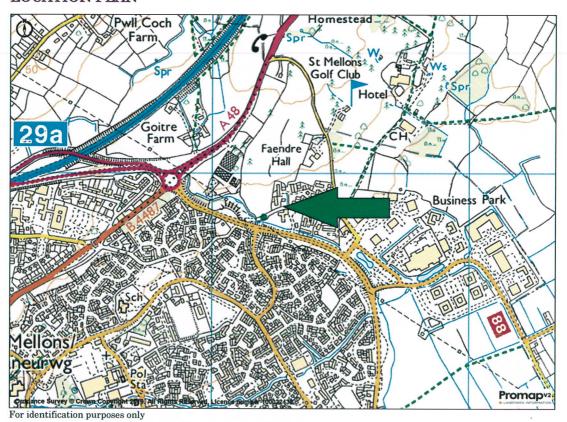


LOCATION

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



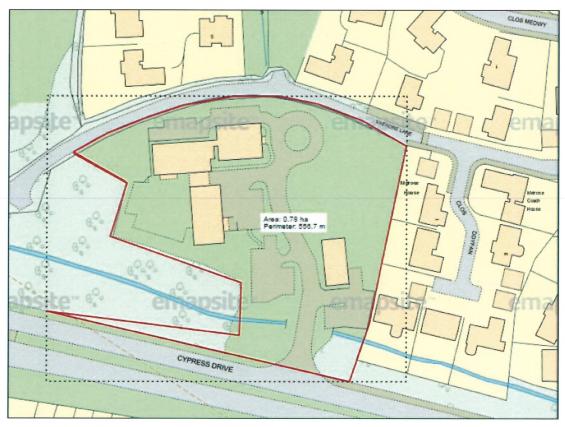
DESCRIPTION

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 20th 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 Drobox 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

Paul Madley Rawlins & Madley Chartered Surveyors 17 St Andrews Crescent Cardiff CF10 3DB

T: 029 2064 0055

E: paul@rawlinsmadley.com

 $NB\mbox{-}$ maps, plans and photographs are for identification purposes only and not to scale.

SUBJECT TO CONTRACT 2393/092019

