

A modernised, self contained, office building with 4 car parking spaces situated within walking distance of local amenities and close to Junction 32 of the M4.



Grove House, 1 Coronation Road  
Birchgrove  
Cardiff CF14 4QY

Accommodation Briefly Comprises: \*Carpeted Throughout \*Fluorescent Strip and Spot Lighting \*Plastered and Painted Walls \*WC \*Kitchen Facilities \*Cat 5 Cabling \*NACROS Complaint Security System \*Space Saving Shelving \*No Chain

**Purchase Price: £225,000 or offer**  
**Overall Rental: £13,000pa**  
**Ground Floor Rental: £7,000pa**  
**First Floor Rental: £6,000pa**

**Location**

Grove House is located on Coronation Road, just off Caerphilly Road, approximately 2 miles north of Cardiff City Centre. The property is within walking distance of the local district shopping centre that comprises a variety of Banks, Post Office, Newsagents etc. The property has good transportation links and is located only a few miles south of Junction 32 of the M4 and 2 miles north of Cardiff City Centre.

**Description**

Grove House is of traditional brick construction under a pitch slate roof with double glazed windows. The property provides a mix of open plan office accommodation, particularly on the ground floor and cellular offices at first floor level.

**Accommodation**

The property comprises the following accommodation on a Net Internal Area basis.

	<b>Sq. Ft</b>	<b>Sq. M</b>
<b>Ground floor</b>	764.8 sq.ft	71.0 sq.m
<b>First floor</b>	<u>503.7 sq.ft</u>	<u>46.8 sq.m</u>
	1,269 sq.ft	117.8 sq.m

**Ground Floor**

**Hallway**

**Reception Area 15'11" x 11'**

**Working Area 46'4" x 16'4"**

**Storage 13'7" x 5'5"**

**Lobby Leading to First Floor**

**First Floor**

**Landing 21'1" x 7'1"**

**Office**

**Office 17'5" x 10'2"**

**Office 14'5" x 10'9"**

**WC 5'9" x 3'10"**

**Office 15'7" x 10'11"**

**Outside**

4 car parking spaces are available with the property.

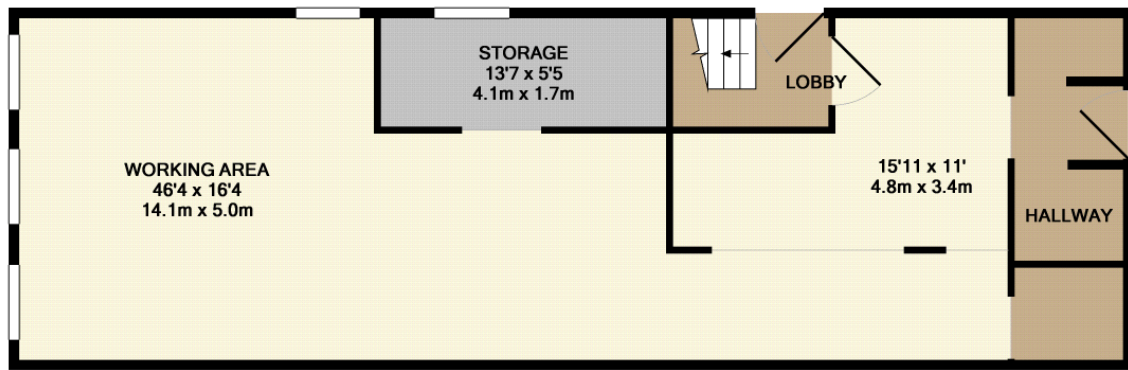
**Tenure**

Freehold

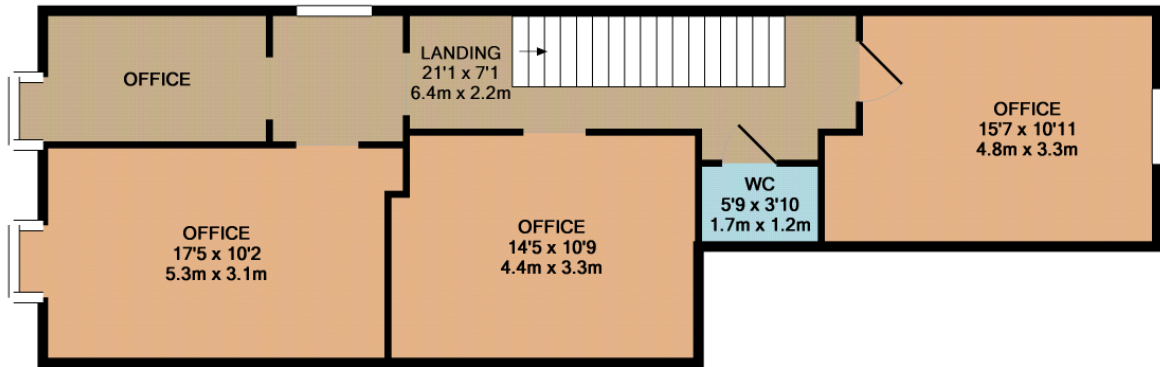
**Rental Options**

Property is available to rent as a whole or split between Ground and First floor.

Whole	£ 13,000pa
Ground Floor	£ 7,000pa
First Floor	£ 6,000pa



GROUND FLOOR  
APPROX. FLOOR  
AREA 848 SQ.FT.  
(78.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 741 SQ.FT.  
(68.9 SQ.M.)

GROVE HOUSE, 1 CORONATION ROAD  
TOTAL APPROX. FLOOR AREA 1590 SQ.FT. (147.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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