



## OFFICE TO LET

### 16 CHURCHILL WAY CARDIFF, CF10 2DX

#### LOCATION

The property is situated along Churchill Way, a prominent road within Cardiff's city centre. The location offers excellent access to all shops along Queen Street and further afield. The property sits less than a three minute walk away from Queen Street train station and central bus routes.

#### DESCRIPTION

The property provides first floor office accommodation that can be made available as two separate suites or one large suite. The property has shared toilet and kitchen facilities. The available accommodation benefits from new carpet and independent gas/electricity meters. First Corporate Law Service occupy the second floor and Perfections Beauticians occupy the ground and basement.

#### ACCOMMODATION

The property affords the following approximate areas:-

First floor front	359 sq.ft.	(33.43 sq.m.)
First floor rear	213 sq.ft.	(19.84 sq.m.)
Total	572 sq ft	(53.14 sq m.)

#### LEASE

The property is available on a new lease for a term to be agreed. The tenant will pay a contribution towards the building service charge capped at £2.00 psf.

#### CAR PARKING

Parking is available at the rear of the property. The spaces are charged independently from annual rent at a fee of £1000 per car, per year. Three spaces are currently available.



#### RENT

The property is available at a rent of £7,500 per annum.

#### BUSINESS RATES

We are informed that the rateable value of the property is £7,300. The rates payable until March 31<sup>st</sup> 2015 is £748.19.

#### LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred.

#### VAT

All figures are exclusive of VAT where applicable.

#### VIEWING

Strictly by appointment with sole agents

Emanuel Jones  
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Tel: 029 2081 1581  
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#### SUBJECT TO CONTRACT & AVAILABILITY