



Ground Floor, 38 Cathedral Road
Cardiff, CF11 9LL

**HIGH QUALITY GROUND FLOOR
OFFICES TO LET**

Total office area 2,209 ft² (205.23 m²)

- + Completely redecorated
- + Self contained kitchenette and WC facilities
- + On site car parking

029 2081 1581

www.emanuel-jones.co.uk



LOCATION

The property occupies an excellent position fronting onto Cathedral Road, an established professional location. Cathedral Road itself is a tree lined road adjacent to Sophia Gardens which provides car parking and sporting facilities and is within a short walk of the city centre. Cathedral Road is also the chosen location for occupiers such as the NHS, Y Coleg and many other recognised organisations.

DESCRIPTION

The subject accommodation comprises the ground floor within 38 Cathedral Road, a three storey office building which has been extended. The ground floor reception area is shared and the accommodation has been refurbished to a high standard.

There are separate self contained male and female w/c's with the ground floor suite and shared disabled facilities. There is a self contained kitchen facility to service the suite. The building is fully alarmed and linked to the local police station.

The office provides the following approximate areas:-

Total Area (IMPS 3) 2,209 ft² | (205.23 m²)

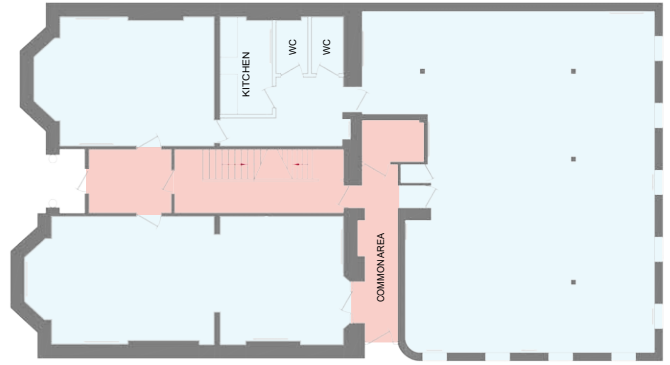
SPECIFICATION

The specification of the suites are excellent incorporating;

- + Independent water, gas and electricity supply to the suite
- + Perimeter gas fired central heating
- + Independent door entry system for each suite
- + New carpeting throughout
- + Excellent decoration throughout
- + Perimeter trunking in rear suite
- + Self contained kitchenette
- + Male, female & disabled WC's

CAR PARKING

There are 5 parking spaces available with the accommodation. The car park is at the rear of the property



LEASE TERMS

The accommodation is available by way of a new effective full repairing and insuring lease for a term of years to be agreed. The tenant will pay a contribution towards the building service charge. Further details are available on request.

RENT

£12.50 psf (inclusive of car parking).

EPC

The building has an EPC rating of 74 - within Band C.

VAT

The property has not been elected for VAT.

BUSINESS RATES

The rateable value of the ground floor office is £22,500 and for the year ending March 2017 the rates payable are £10,935. Interested parties should rely on their own enquiries with the Local Authority.

LEGAL COSTS

Each party to bear their own.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rob Emanuel / Rhys Williams
Email: rob@emanuel-jones.co.uk
 rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



August 2016

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