



**38 Cathedral Road**  
Cardiff, CF11 9LL

**TO LET**

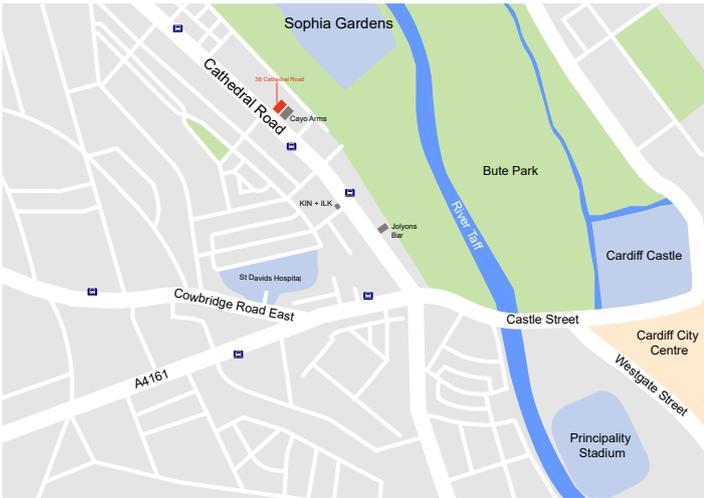
**HIGH QUALITY FIRST FLOOR OFFICES**

**1,245 sq ft (115.66 sq m)**

- + Independent utilities
- + Self contained kitchenette and WC facilities
- + On site car parking

**029 2081 1581**

[www.emanuel-jones.co.uk](http://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**

Suite 3 comprises the first floor front within 38 Cathedral Road, a three storey office building which has been extended. Access to the building is provided by a door entry system and shared lobby. The building is fully alarmed and linked to the local police station.

Other occupiers in the building include Thread Design and PAM Group. Civitas Law are located in the rear Mews.

The office provides the following approximate areas:-

Suite 3 - 1,245 sq ft | (115.66 sq m)

**SPECIFICATION**

The specification of Suite 3 is excellent incorporating;

- + Independent water, gas and electricity supply
- + Perimeter gas fired central heating
- + Independent door entry system
- + New carpeting throughout
- + Excellent decoration throughout
- + Self contained kitchenette
- + Male, female & disabled WC's

**CAR PARKING**

There are 3 parking spaces available with the accommodation. The car park is at the rear of the property and is accessed via a secure gated entrance.

**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**

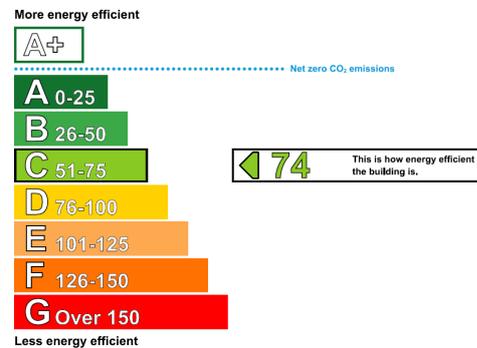
£13.50 psf (inclusive of car parking).

**BUSINESS RATES**

The rateable value of Suite 3 is £11,750 and for the year ending March 2020 the rates payable are £5,923.

Interested parties should rely on their own enquiries with the Local Authority.

**EPC**



**VAT**

The property has **not** been elected for VAT.

**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



April 2019

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