



Suite 3, Churchgate Court,

Church Road, Whitchurch, Cardiff, CF14 2DX

TO LET

**GROUND FLOOR OFFICE SUITE WITH
PARKING**

946 sq ft (87.89 sq m)

- + £12,500 per annum
- + 3 car parking spaces included
- + Fully accessible raised floors
- + Male, female and disabled WC's

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

Churchgate Court is located in Whitchurch, a busy Cardiff suburb north of the city centre. The area benefits from excellent transport links with Junction 32 of M4 motorway only a two minute drive to the north and Cardiff city centre only 10 minutes to the south.

Llandaff North railway station is within a 5 minute walk and there are regular bus routes servicing Merthyr Road.

The property is located at the eastern end of Church Road, close to the junction with Merthyr Road. Merthyr Road is the primary retailing thoroughfare where there is a range of shops, restaurants and other local businesses.

Occupiers in close proximity to the property include Acorns Nursery, Hodge Bakshi Accountants and the Plough Inn.



DESCRIPTION

Suite 3 provides modern open plan office space with the ability to create partitioned walls if required.

The offices provide the following specification;

- + Fully accessible raised floors
- + Suspended ceilings incorporating recessed lighting
- + Fully carpeted
- + Double glazed windows with blinds
- + Kitchenette facility
- + Male, female & disabled WC's
- + Two entrances (option to be self contained)
- + Independent electricity supply

ACCOMMODATION

Ground Floor 946 sq ft | (87.89 sq m)

CAR PARKING

3 parking spaces are available with the ground floor.

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.



RENT

£12,500 per annum exclusive.

SERVICE CHARGE

Occupiers contribute a fair proportion of the cost of maintaining the estate and internal common areas, further details on request.

VAT

The property has been elected for VAT and will be charged where applicable.

EPC

The property is to be assessed.

BUSINESS RATES

We understand that the rateable value of the property is £10,750 and therefore qualifies for Wales' Small Business Rates Relief Scheme. For any occupier who qualifies the rates payable for the year ending March 2020 is £4,477.

Interested parties should rely on their own enquiries with the local authority.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rhys Williams / Leo Llewellyn
 Email: rhys@emanuel-jones.co.uk
 leo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



November 2019

**Suite 3, Churchgate Court,
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