



Suite 2, 4th Floor, Phoenix House

8 Cathedral Road, Cardiff, CF11 9LJ

TO LET

**MODERN SELF CONTAINED
OFFICE SUITE**

441 sq ft (41.00 sq m)

- + Prominent location
- + £8,500 per annum (inclusive of service charges & insurance)
- + 1 car parking space

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

The property occupies an excellent position fronting onto Cathedral Road, Cardiff, an established professional location just north of Cardiff city centre. 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 Save The Children Charity, Elrha, the NHS Confederation and many other recognised organisations.

DESCRIPTION

The subject accommodation is located on the fourth floor, which has been refurbished to a high standard.

The self-contained accommodation has an open plan layout and provides the following amenities:

- + Perimeter gas fired central heating system
- + Aluminium double glazed windows
- + Perimeter trunking
- + Suspended ceilings with recessed lighting
- + Carpeted throughout
- + Intercom system
- + Communal kitchen facility
- + On site cycle shelter
- + Fully DDA compliant with passenger lift

ACCOMMODATION

The available accommodation consists of the following approximate areas;

Suite 2 441 sq ft | (41.00 sq m)

CAR PARKING

There is 1 allocated car parking space with the suite.

TERMS

The property is available by way of a new internal repairing lease for a term of years to be agreed.

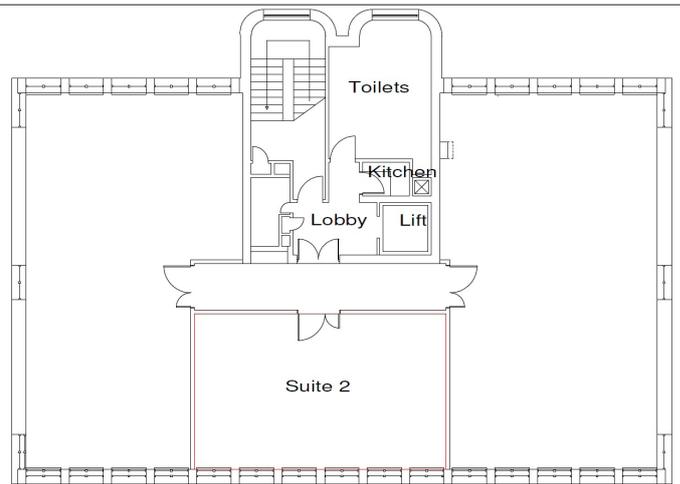
BUSINESS RATES

We are informed that the rateable value of the suite is £4,850 and qualifies for Wales' Small Business Rates Relief Scheme.

Interested parties should make their own enquiries with the Local Authority.

VAT

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



RENT

£8,500 per annum inclusive of service charges & insurance.

ELECTRICITY

Charged via sub-meter.

EPC



LEGAL COSTS

Each party to bear their own.

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



February 2020