



# 13 Cathedral Road

Cardiff, CF11 9HA

**HIGH QUALITY OFFICE SUITES  
WITH ON-SITE CAR PARKING**

540 sq ft (50.17 sq m)

- + Bespoke hardwood finishes
- + Gas central heating
- + Modern kitchenette facilities in each suite
- + Lockable WC facilities

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, 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 NHS Confederation, Y Coleg, The Transport and General Workers Union and many other recognised organisations.

**DESCRIPTION**

The property is a four storey victorian office building. The available accommodation comprises one office suite to the first floor. There are lockable WC's for each suite and shared kitchen facilities at first floor level.

**ACCOMMODATION**

Suite 2 (First Floor Rear) - 540 sq ft (50.17 sq m)

**SPECIFICATION**

The specification of the suites is excellent incorporating;

- + Perimeter gas fired central heating
- + Bespoke hardwood finishes
- + Independent door entry system per suite
- + Zoned alarm system per suite
- + Excellent decoration throughout
- + Shared kitchen facilities at first floor level
- + Individual lockable WC's (one per suite)

**CAR PARKING**

Suite 2 - 1 parking space

The car park is at the rear of the property with access via a secure gated entrance. There are an additional car parking spaces available on a first come first serve basis at £750 per space. (business rates are paid separately.)

**LEASE TERMS**

The suites are available to let on **flexible** effective full repairing and insuring leases for a term to be agreed. The tenant will pay a contribution towards the building service charge. Further details on request.

**VAT**

The property has been elected for VAT.

**EPC**

The property has an Energy Performance Certificate in Band D.

**RENT**

Suite 2 - £8,900 per annum

The quoting rent is inclusive of service charge and insurance contributions.

**BUSINESS RATES**

Suite 2 - £353.10 payable for financial year 23/24

**\*Approximate Figures\***. Interested parties should make 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: Carlo Piazza / Rhys Williams  
 Email: carlo@emanuel-jones.co.uk  
 rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



February 2024

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