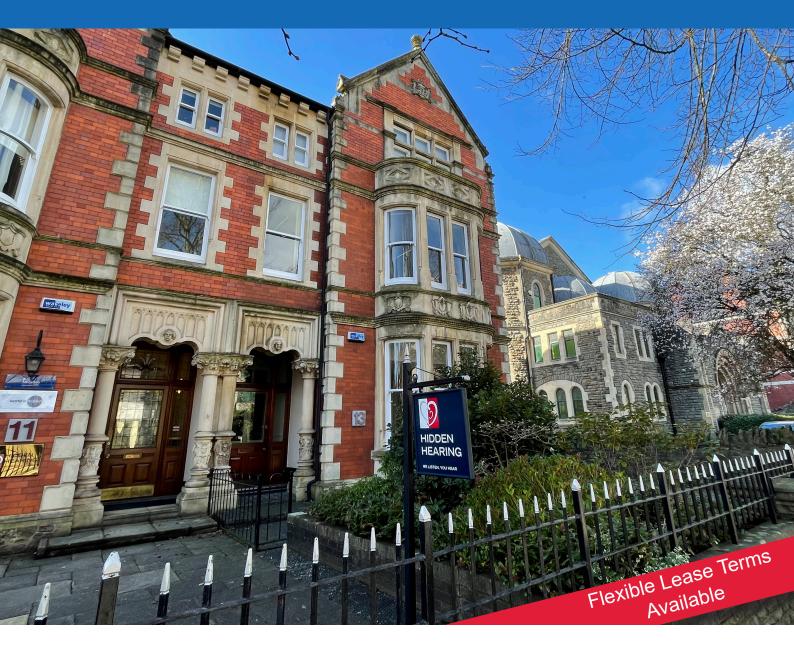
# emanueljones chartered surveyors



## 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

### TO LET

#### 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

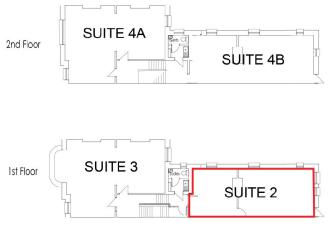
The suites are available to let on **flexible** effective full repairing and insuring leases for a term to be agreed. The tenant will pay a contribution towards the building service charge. Further details on request.

#### 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 chagre 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

Contact:

Email:

Strictly by appointment through sole agents Emanuel Jones:-

Carlo Piazza / Rhys Williams carlo@emanuel-jones.co.uk rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



February 2024

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that. The particulars are set out as a general outline only for the guidance of intended purchasers or lesses, and do not constitute, nor constitute part of, an offer of contact. All descriptions, dimensions, reference to condition and nessessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satify themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such item requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.

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