emanueljones chartered surveyors



11 Cathedral Road Cardiff, CF11 9HA

HIGH QUALITY OFFICE SUITE WITH ON-SITE CAR PARKING

RANGING FROM 544 sq ft - 1,135 sq ft

029 2081 1581

- + Bespoke hardwood finishes
- + Gas central heating
- + Part air conditioned
- + Modern kitchenette facilities in suite

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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 three storey victorian office building. The available accommodation is located at second floor level within 11 Cathedral Road.

ACCOMMODATION

Suite 4 (Second Floor Rear) - 544 ft² (50.54 m²) Suite 5 (Second Floor Rear) - 591 ft² (54.09 m²)

Total - 1,135 sq ft (105.44)

SPECIFICATION

The specification of the suites are excellent incorporating;

- + Perimeter gas fired central heating
- + Bespoke hardwood finishes
- + Independent door entry system
- + Zoned alarm system
- + Excellent decoration throughout
- + Kitchenette facilities within suite
- + Single WC for each suite

CAR PARKING

Suite 4 - 1 parking space

Suite 5 - 1 parking space

The car park is at the rear of the property with access via a secure gated entrance. There are an additional 3 car parking spaces available on a first come first serve basis at £750 per space. (business rates are paid separately.)

LEASE TERMS

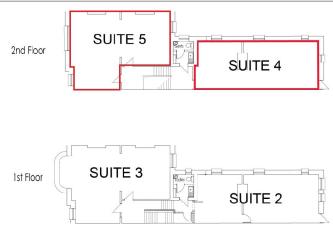
The suite is available to let on a **flexible** effective full repairing and insuring lease for a term to be agreed. The tenant will pay a contribution towards the building service charge. Further details on request.

VAT

The property has been elected for VAT.

EPC

The property has an Energy Performance Certificate in Band D.



RENT

Suite 4 - £9,000 per annum

Suite 5 - £10,500 per annum

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

BUSINESS RATES

Suite 4 - £110.46 payable for financial year 23/24 Suite 5 - £624.17 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: Email: Carlo Piazza / Rhys Williams carlo@emanuel-jones.co.uk rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



January 2024

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