



First Floor, 36 Station Road,
Llanishen, Cardiff, CF14 5LT

TO LET

**FIRST FLOOR OFFICE SUITE WITH
PARKING**

670 sq ft (62.25 sq m)

- + £8,500 per annum
- + 2 car parking spaces
- + Zoned air conditioning
- + Kitchen

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

Llanishen is an affluent northern suburb of Cardiff city. There is a good mix of local national retailers along Station Road, the primary thoroughfare of Llanishen village.

The locality is predominantly residential and is well serviced from both bus and train services. Llanishen train station is within a 5 minute walk. Junction 32 of the M4 is only a 5 minute drive from the property.

36 Station road is located in the middle of the thoroughfare in close proximity to Coffi Lab, Parsons Bakery and Peter Alan estate agents.



DESCRIPTION

The first floor provides modern office space split into 3 separate rooms. There are two entrances to the first floor, one via Station Road and another from the rear car park.

The offices provide the following specification:

- + Solid carpeted floors
- + Gas central heating with radiators
- + Zoned air conditioning
- + Recessed spot lighting
- + Cat 5 cables
- + Intercom system
- + Alarm system
- + Kitchen
- + Male & female WC's
- + Mains electric, water and gas

ACCOMMODATION

First Floor 670 sq ft | (62.25 sq m)

CAR PARKING

2 car parking spaces are allocated to the first floor located in the rear car park.

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

£8,500 per annum exclusive.

SERVICE CHARGE

The tenant will be responsible for a fair proportion of the service charge. Further details on request.

VAT

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

EPC

The property has an EPC in Band D. A full copy of the report can be provided upon request.

BUSINESS RATES

We understand that the rateable value of the property is £6,100 and the rates payable for the year ending March 2022 are £54.

The 2023/24 rateable value will be £6,600.

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

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

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

SUBJECT TO CONTRACT AND AVAILABILITY



November 2022

**First Floor, 36 Station Road,
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