emanueljones

To Let

First Floor, 36 Station Road,

Llanishen, Cardiff, CF14 5LT

670 sq ft (62.25 sq m)

- Rear car park
- Kitchenette
- £8,500 per annum

029 2081 1581

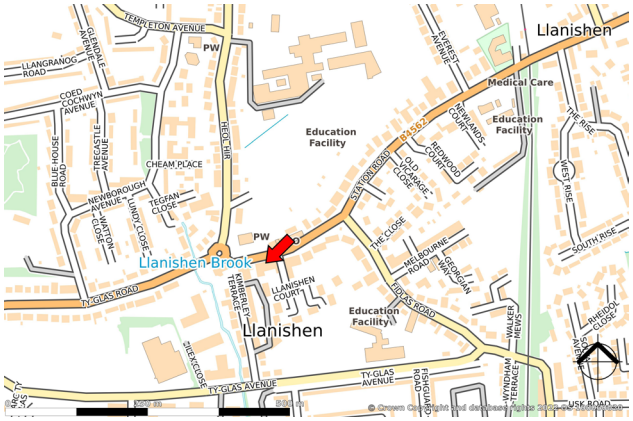
www.emanuel-jones.co.uk

Location

Llanishen is an affluent northern suburb of Cardiff city. There is a good mix of local national retailers along Station Road, the primary throughfare 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
- Intercom & alarm systems
- Kitchentte
- Male & female WC's

Accommodation

The property comprises the following areas:

	Area sq ft	Area sq m
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

The office is available at a quoting rent of **£8,500** per annum exclusive.

Service Charge

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

Business Rates

We understand that the rateable value of the first floor is £6,600. This office therefore qualifies for Wales SBRR scheme.

Interested parties should rely on their own inquiries to the local authority.

EPC

The property has an EPC rating in band D (99). A copy of the certificate can be provided upon request

VAT

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

Virtual Tour

To access our virtual tour, please click HERE.

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

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Contact Us:

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