emanueljones

To Let

Suite 3, Churchgate Court

Church Road, Whitchurch, Cardiff CF14 2DX

946 sq ft (87.89 sq m)

- Ground floor office
- Excellent location
- Quoting £13.50 per sq ft

029 2081 1581

www.emanuel-jones.co.uk

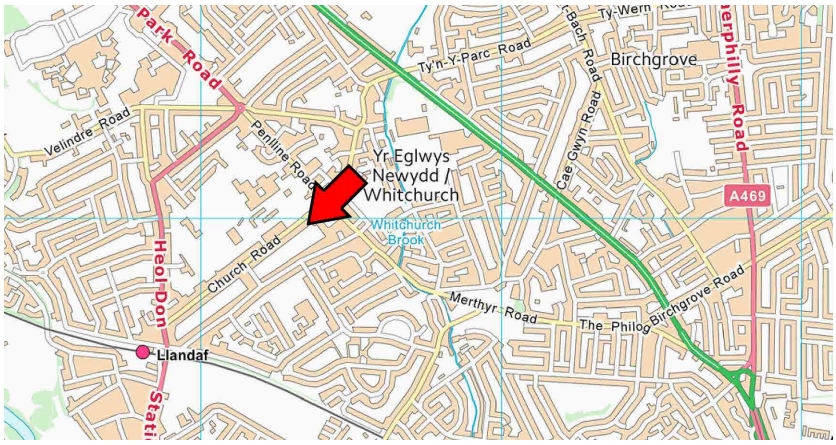
Location

Churchgate Court is located in Whitchurch, a busy Cardiff suburb north of the city centre. The area benefits from excellent transport links with Junction 32 of M4 motorway only a two minute drive to the north and Cardiff city centre only 10 minutes to the south.

Llandaff North railway station is within a 5 minute walk and there are regular bus routes servicing Merthyr Road.

The property is located at the eastern end of Church Road, close to the junction with Merthyr Road. Merthyr Road is the primary retailing thoroughfare where there is a range of shops, restaurants and other local businesses.

Occupiers in close proximity include Hodge Bakshi Accountants, the Plough Pub, Greggs and a Co-op.



Description

The available accommodation is situated across the ground floor and is part of the rear extension of Churchgate Court. Suite 3 provides modern open plan office space with the ability to create partitioned walls if required.

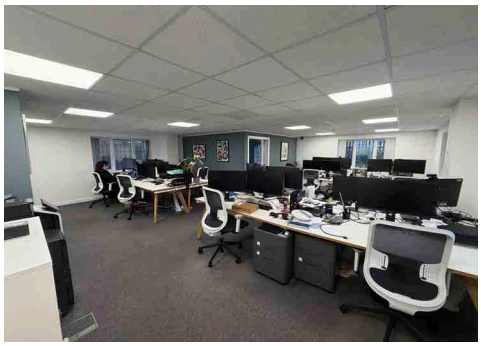
The office provides the following specification:

- Fully accessible raised floors
- Suspended ceilings with recessed LED lighting
- Fully carpeted
- Kitchenette facility
- Fully DDA compliant
- Shared male, female & disabled WC's
- Two entrances (one shared and one dedicated)
- 3 car parking spaces

Accommodation

The available accommodation provides the following approximate areas (NIA):

Room	Area sq ft	Area sq m
Suite 3	946	87.89



Rent

Quoting **£13.50** per sq ft, per annum.

Service Charge

Any ingoing tenant is to pay a fair portion of the cost of maintaining the estate and internal common areas. Further details on request.

Business Rates

The property has a rateable value of £13,000. Using the 2026/27 UBR of 0.502, this equates to rates payable £6,526.

Interested parties are advised to make their own enquiries with the local authority.

EPC

The property has an EPC rating in Band C. A copy of the certificate can be made available upon request.

VAT

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

Legal Costs

Each party to bear their own legal and professional costs incurred.

Viewing

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rhys Williams / Luca Piazza

Email: rhys@emanuel-jones.co.uk
luca@emanuel-jones.co.uk

Subject to Contract and Availability

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 lessees, 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 items for their 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.

Contact Us:
029 2081 1581