Flexible Lease Terms Available

emanueljones

To Let

Suite 2, First Floor 13 Cathedral Road

Cardiff, CF11 9HA

029 2081 1581

www.emanuel-jones.co.uk

- Office for up to 7 people including breakout space
- The next step from the Serviced office environment and your own “front door” office suite

Location

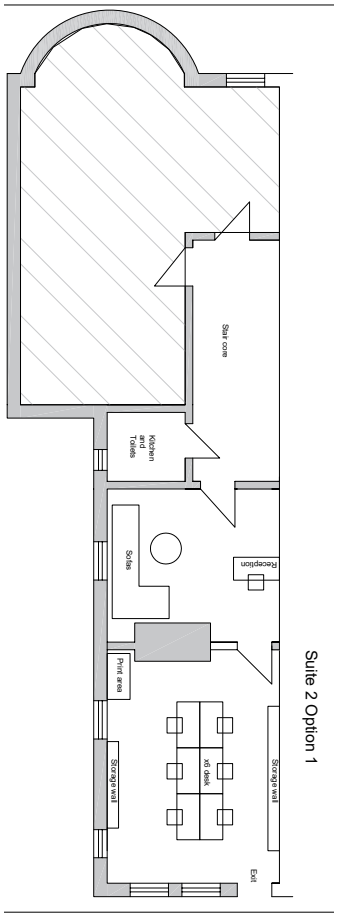
The property occupies an excellent position fronting onto Cathedral Road, Cardiff, an established professional location just north of Cardiff city centre. Cathedral Road is well connected with good public transport access. St Marys Street / Cardiff Centre is 0.7 miles away and an easy walk.

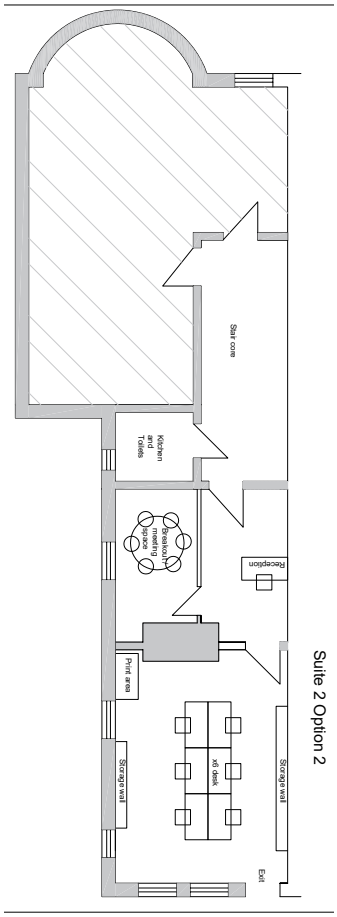
The office benefits from excellent local amenities with a number of local coffee shops such as Uncommon Ground and Kin + Ilk which are a short 45 yard and 145 yard walk, respectively. Cathedral Road is also home to a number of pubs and a garage shop. Sophia Gardens sports facilities are also within 0.3 miles.

Description

The property provides a four storey Victorian office building. The available accommodation comprises one office suite at first floor level. It is located to the rear of the building. It benefits from the use of lockable WC's and a shared (between 2 suites) kitchenette, adjacent to its entrance.

The office can be configured in a variety of different ways to comfortably accommodate up to 7 employees with dedicated meeting / breakout space and reception. Two sketch option layouts are provided for this suite.





Specification

The specification of the suites is excellent incorporating the following;

- Perimeter gas fired central heating
- High quality hardwood finishes
- Independent door entry system
- New carpeting throughout
- Wired for burglar alarm if required
- High speed broad band can be available
- Excellent decoration throughout
- Shared kitchen and WC facilities at first floor level
- Basement storage can be made available at request
- Cycle rack available within car park area

Car Parking

There is 1 car parking space available with the suite.

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

Service Charge

Any ingoing tenant is to pay a fair portion of the building service charge. Further details on request.

Business Rates

For the year commencing April 2026, we understand the suite will have a rateable value of £7,300. Assuming an occupier qualifies for small business rates relief, we understand the business rates payable are approximately £794.

Car parking spaces have a rateable value of £1,275. We understand the rates payable are therefore £640.05.

Interested parties should 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.

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:

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Pricing

See below indicative pricing based on occupancy for 6 members of staff assuming 2 parking spaces.

	Suite 2, 13 Cathedral Road	Local Serviced Office
Rent:	£10,000 + VAT	£18,000 + VAT
Service Charge:	£1,853 + VAT	Inclusive
Utilities:	£1,096 + VAT	Inclusive
Business Rates:	£794 - Building £640 - Car Parking	Building is inclusive. £774 - Car Parking
Insurance	£600	Inclusive
Parking:	£0	£3,000 + VAT
TOTAL (PA):	**£14,983 + VAT**	**£21,774.00 + VAT**
TOTAL (PCM):	**£1,249 + VAT**	**£1,814.50 + VAT**

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.

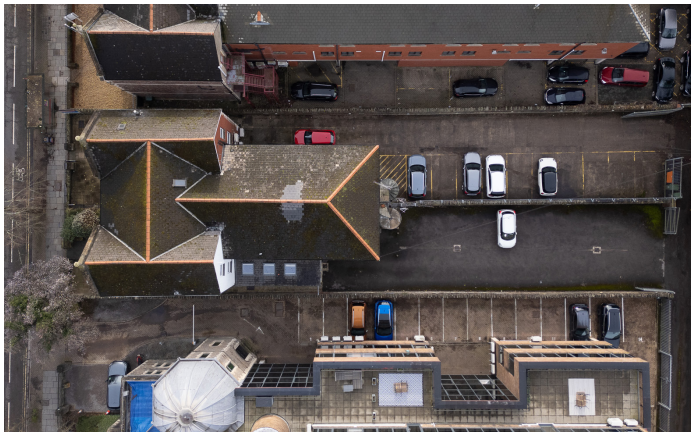
Viewing

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rhys Williams / Carlo Piazza

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

Subject to Contract and Availability



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