

To Let

Office 2,180 to 4,580 sq ft

14, Cathedral Road, Cardiff, South Glamorgan, CF11 9LJ



Summary

- Close Proximity to Sophia Gardens With Direct Access From The Rear, On Site Car Parking
- Type: Office
- Tenure: To Let
- Size: 2,180 to 4,580 sq ft
- Rent: From £12 per sq ft exclusive.

Highlights

- Recently refurbished.
- Dedicated on-site car parking.
- VAT exempt.

Location

The property is situated on the Western side of Cardiff within walking distance of the city centre and Cardiff central bus and train station, as well as being in close proximity to Sophia Gardens.

The property fronts onto Cathedral Road, which is one of the main routes into the city centre and the office occupation predominantly relates to professional organisations, such as accountants and architects with a strong representation from the public sector also.

Specification

The property has just been refurbished to provide the following specification:

- Gas central heating
- Suspended ceilings with recessed lighting
- Perimeter trunking
- Carpeted floors
- Vertical window blinds
- Designated reception which is manned during normal working hours
- Lift access
- Male/Female and disabled w.c facilities
- Shower facilities
- Rear gate which gives direct access to parking in Sophia Gardens

Availability

| Floor | Availability | Sq Ft |
|------------------------|--------------|--------------|
| Ground | Available | 2,400 |
| First Rear | Available | 2,180 |
| Total Available | | 4,580 |

The above floor areas are on a Net Internal Area basis. The property is subject to being re-measured on an IPMS3 basis in accordance with the RICS Property measurement, 1st Edition, May 2015.

Car Parking

The property benefits from a car parking ratio of approximately 1:665 sq ft. In addition, there is nearby car parking at Sophia Gardens as well as the surrounding off street car parking.

Terms

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

VAT

The property is not elected for VAT, therefore no VAT is chargeable.

Energy Performance Rating

This property has been graded as 60 (C).

Rent

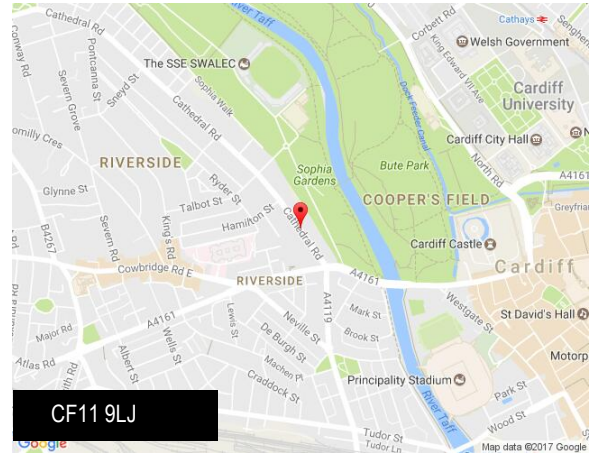
From £12 per sq ft exclusive.

Business Rates

The rates payable are estimated at approximately £4.95 per sq ft.

Service Charge

c. £4.99 per sq ft.



Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

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