

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-meausred on an IPMS3 basis in accordance with the RICS Property measurmenet, 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

Rhydian Morris t: +44(0)29 2072 6002 e: rhydian.morris@eu.jll.com

Harriet Costello t: +44 (0)292 072 6024 e: harriet.costello@eu.jll.com

jll.co.uk/property

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

© 2017 Jones Lang LaSalle IP, Inc. Date: 19/04/17 - 14-cathedral-road_190417_5156.pdf







jll.co.uk/property

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

© 2017 Jones Lang LaSalle IP, Inc. Date: 19/04/17 - 14-cathedral-road_190417_5156.pdf