For Sale, To Let
Office 1,118 - 2,598 sq ft Net Internal Area
Coopers Yard, Unit 8, Curran Road, Cardiff, South Glamorgan, CF10 5NB

Summary
- Self-contained, two-storey city centre office with car parking
- Type: Office
- Tenure: For Sale, To Let
- Size: 1,118 - 2,598 sq ft Net Internal Area
- Rent: £8 per sq ft exclusive
- Price: Available on Request

Highlights
- Flexible lease terms available
- On site car parking
- Excellent transport links

jll.co.uk/property
**Location**
Coopers Yard is accessed via Trade Street / Curran Road close to the junction with Penarth Road, just to the south of the city centre and conveniently located for access to the nearby central bus and railway terminals. Occupiers at Coopers Yard include Cartrefi Cymru, Jones Giles, and WEA Cymru with other significant office occupiers in the area including Arriva, AA, Black Horse Commercial Finance and British Gas.

**Specification**
Coopers Yard is a self-contained courtyard development comprising 13 two storey office building with an on site car park to the front/side of the site. The subject property comprises the ground and first floor of Unit 8 and provides mostly open plan offices.

The specification comprises the following:
- Suspended ceilings with recessed lighting
- Gas central heating
- Carpeted
- Perimeter trunking
- Tea point
- WC facilities

**Availability**

<table>
<thead>
<tr>
<th>Floor</th>
<th>Size (sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>1,118 sq ft</td>
</tr>
<tr>
<td>First</td>
<td>1,480 sq ft</td>
</tr>
<tr>
<td>Total</td>
<td>2,598 sq ft</td>
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</tbody>
</table>

*Measurements are on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice, 6th Edn.*

**Car Parking**
The property provides a parking ratio of 1:375 sq ft.

**Terms**
The accommodation is available by way of a new effective full repairing and insuring lease for a term of years to be agreed. A freehold sale would also be considered.

**Legal**
Each party is to bear their own legal costs.

**Energy Performance Rating**
This property has been graded as 79 (D).

**Rent**
£8 per sq ft exclusive

**Price**
Available on Request

**Business Rates**
Rates Payable: £11,851 per annum
(based upon Rateable Value: £23,750 and UBR: 49.9p)

**Service Charge**
£1.20 per sq ft

**Viewing & Further Information**
If you are interested and would like more information please get in touch.

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