

To Let

30, Richmond Road, Cardiff, CF24 3AS

500 to 2,415 sq ft

- 3 storey Office building
- Capable of sub-division
- Generous parking to rear
- Close to Cardiff city centre
- Kitchenettes, WCs and storage space



Location

The property is situated on the north eastern fringe of the city centre with easy access to the city's retail and business core and public transport facilities.

Description

A three storey semi-detached building of traditional construction with front, side and rear access. The accommodation provides the following specification.

- Intercom with door release
- Gas central heating
- Double glazing
- Kitchen
- Male, female and disabled WCs
- Disabled access via the rear, however there is no lift serving the premises
- Basement storage

Car Parking

There is a large secure surface car park to the rear that can accommodate approximately 20-25 vehicles.

Lease

The property is available on a new flexible lease.

Legal Costs

Each party to bear their own legal costs.

Accommodation

The property is spread over 3 floors and is capable of sub-division to allow for smaller areas to be occupied.

Floor / Unit	Size	Availability
Ground	1,079 sq ft	Available
1st	740 sq ft	Available
2nd	596 sq ft	Available

EPC

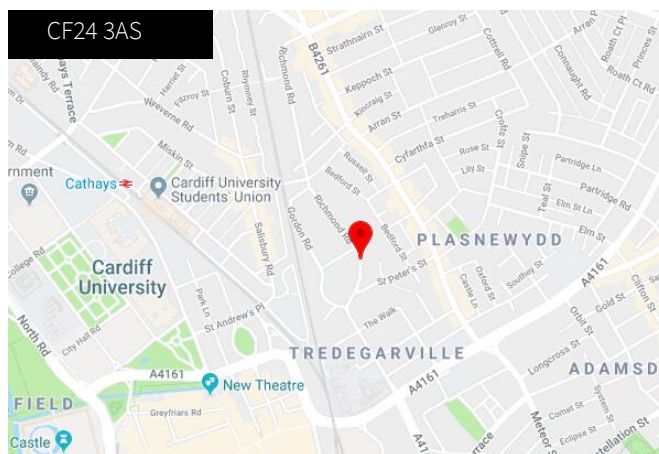
This property has been graded as 90 D.

Rent

Quoting £30,000 per annum

Business Rates

Rates Payable (2018/2019): £12,100 per annum
(based upon Rateable Value: £24,250 and UBR: 51.4p)



Contacts

Rhydian Morris

+44 (0)292 072 6002
rhydian.morris@eu.jll.com

Kate Openshaw

+44 (0)292 072 6003
Kate.Openshaw@eu.jll.com

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