

To Let

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

2,180 to 3,405 sq ft

- Refurbished office accommodation
- On-site parking and bike storage facilities
- Direct access to Sophia Gardens from rear
- Manned reception and porter
- Secure building with key card access



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. The property fronts Cathedral Road , which is one of the main routes into the city centre.

Specification

The property benefits from:

- Gas central heating
- Suspended ceilings with recessed lighting
- Perimeter trunking
- Carpeted floors
- Vertical window blinds
- Manned reception 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
- Bike Storage

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.

VAT

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

Accommodation

Description	Size	Availability
Ground Floor	2,400 sq ft	Let
1st Floor Rear	2,180 sq ft	Available
1st Floor Front	1,920 sq ft	Let
2nd Floor Rear	2,582 sq ft	Let
2nd Floor Front	1,225 sq ft	Coming Soon
3rd Floor	4,110 sq ft	Let
4th Floor	3,545 sq ft	Let

EPC

This property has been graded as 60(C).

Rent

From £13 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.



Contacts

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