

TO LET CITY CENTRE OFFICES WITH PARKING

41.96 sq.m. (451 sq.ft.)



5-7 Museum Place, Cardiff. CF10 3BD

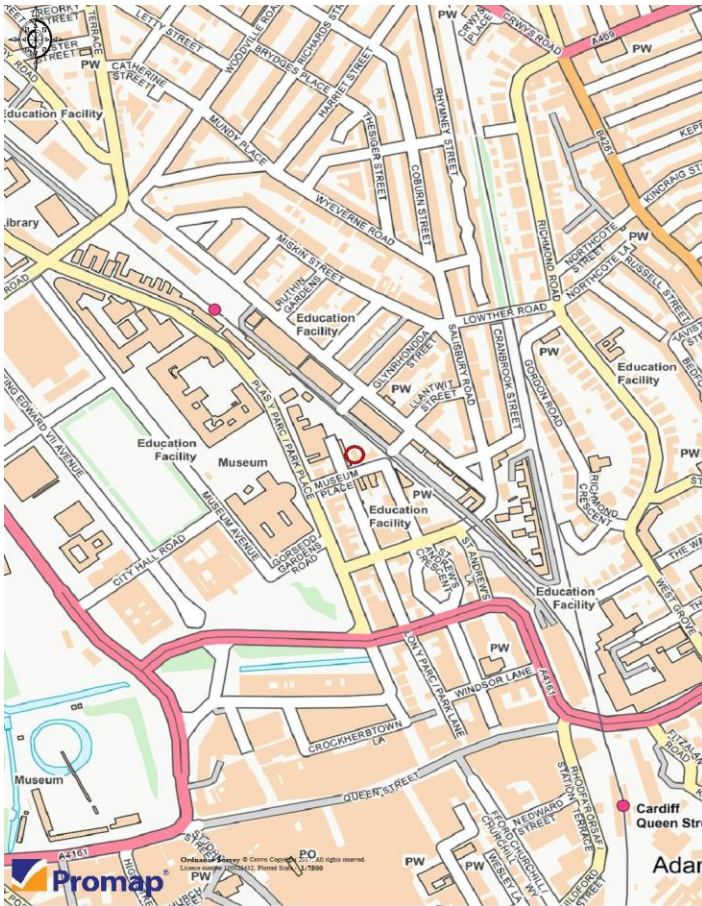
- Prime City Centre Location
- Flexible Lease Terms
- Parking to rear

RENT: £6,000 p.a.x.

Tel: 029 2046 5466
Fax: 029 2048 0715
Web: www.mgy.co.uk

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LOCATION

Cardiff is the principle commercial and administrative centre of Wales with an urban population of approximately 35,000 and in excess of 500,000 living within 10 miles of the City centre. The City enjoys excellent road, rail and air communications. These include the A470, A48 and A4232 which lead from the M4 to the City centre, Cardiff Central Railway Station which is part of the Great Western Rail Network, and Cardiff International Airport.

Museum Place is situated in the heart of Cardiff City Centre and is accessed off Park Place. The property is within walking distance of Cardiff City Hall, Registry Office, Museum, Queen Street and Cardiff's New Theatre. There is access to the M4 motorway from this property via North Road (A470) and the A48(M).

DESCRIPTION

The accommodation comprises second floor offices to a three storey bay fronted property with 2 No. allocated car parking spaces to the rear. Internally the offices are fitted with fluorescent strip lighting, intercom access, carpeting throughout, and benefit from shared kitchen and W.C. facilities. The property is alarmed and benefits from Gas Central Heating.

ACCOMMODATION

Total Approximate Area 41.96 sq.m. (451 sq.ft)

Shared Kitchen & W.C. Facilities

TENURE/TERMS

The accommodation is available on an Effectively Full Repairing and Insuring basis for a flexible term of years to be negotiated.

SERVICE CHARGE

A service charge is to be levied with respect to common expenditure. Further information can be made available upon request.

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of:

67

Copy certificate available upon request.

RATEABLE VALUE

It is advised that interested parties make their own enquiries with the Commercial Rates Department on 029 20 871491/2.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

V.A.T.

All figures are quoted exclusive of V.A.T. where applicable.

SUBJECT TO CONTRACT AND AVAILABILITY

VIEWING STRICTLY BY APPOINTMENT ONLY



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029 2046 5466

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13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE