

Commercial

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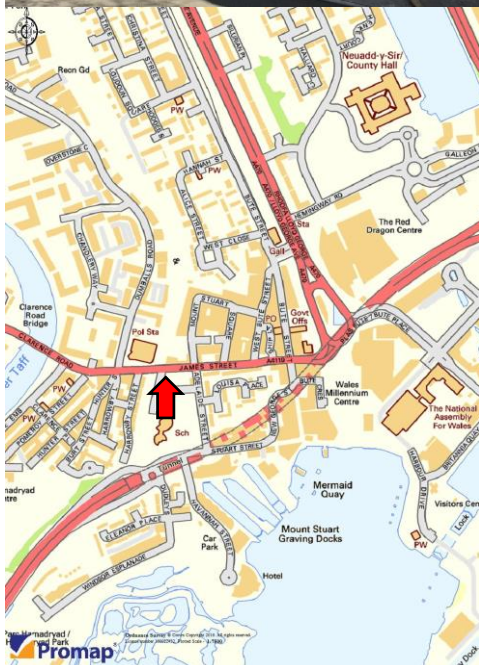
Mandalay House, 1
Royal Stuart Lane,
Cardiff, CF10 5EL
hrt.uk.com



Mandalay House, 1 Royal Stuart Lane

Annual Rental of **£20,000**

Available from end of September 2019



Location

For Sat Nav users: Postcode **CF10 5EL**

The property is prominently located on Royal Stuart Lane, just off A4119 (James Street) in Cardiff Bay.

Royal Stuart Lane is situated in the commercial heart of Cardiff Bay. It is a short walk from the waterfront, Welsh Assembly and Mermaid Quay. Cardiff city centre is located approximately one mile away and the location offers excellent transport links.

Description

A detached office/workshop with off-road parking.

The ground floor comprises a workshop/stores with an electric roller shutter door and the remainder comprises further storage, office areas and toilets.

The first floor comprises an office with three smaller offices, storage and toilet/kitchen facilities.

Accommodation

Ground Floor

	sq.m	sq.ft
Workshop	42.33	485
Store	4.02	43
Meeting Room	20.86	224

Total 67.21 752

First Floor

	sq.m	sq.ft
Main Office	8.20	480
Office 1	14.85	160
Office 2	14.18	152
Office 3	4.95	53
Store	4.44	48

Total 46.62 893

Total NIA 113.83 1,645

Please note all measurements are approximate and have been undertaken on a Net Internal Area (NIA) basis.

Rent

£20,000 per annum.

Terms

A new FRI lease for a term of years to be agreed, from end of September 2019.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Rateable Value/Council Tax

Interested parties are advised to make their own enquiries with the Cardiff Council in order to verify.

2018/2019 Rateable Value is £12,000 per annum.

The business multiplier for Wales 2019/2020 is 0.526p in the pound.

EPC

EPC Rating - D.

The Energy Performance Certificate is available on request.

Viewing Arrangements

Strictly by appointment only through the sole letting agents.

Contact: James Mordecai

Tel: 02922 671555

Email: jamesmordecai@hrt.uk.com

Viewing strictly by appointment through Herbert R Thomas

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.