



TO LET

First floor offices

Sherborne House, Sherborne Avenue, Cyncoed Village, Cardiff CF23 6SA.

- Self-contained first floor office suite
- 56.75 sq m (611 sq ft)
- Close to amenities in Cyncoed Village
- Generous off-street car parking

029 2049 2492

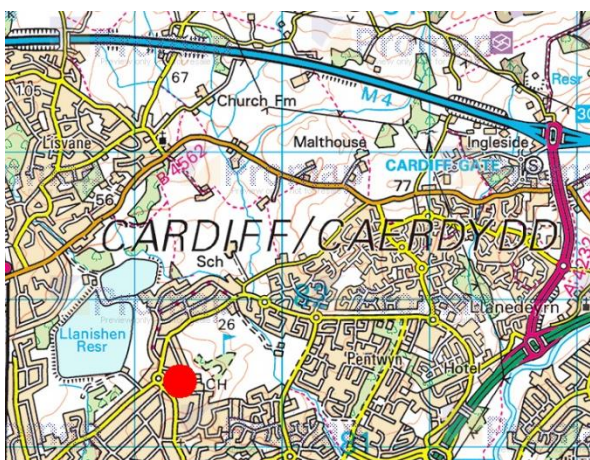
3 Assembly Square, Britannia Quay, Cardiff, CF10 4PL
email: cardiff@knightfrank.com

Location

Sherborne House is located on Sherborne Avenue in the picturesque residential suburb of Cyncoed. Bus services operate between Cyncoed Village and Cardiff City Centre every 30 minutes.

Cyncoed offers good links with access to Junction 30 of the M4 Motorway approximately 3.4 miles to the north east via Pentwyn Road and the A4232.

Within close proximity to Sherborne House are a number of amenities such as a Pharmacy, Post Office and Co-op convenience store on Cyncoed Road. Cardiff Golf Club is located at the end of Sherborne Avenue.



Description

The building comprises a detached office building arranged over ground and one upper floor with adjacent car parking. The available suite comprises a first floor office with access from the main entrance to Sherborne House via a main staircase. The suite is predominantly open plan with a glass partitioned director's office to the rear as well as a W.C and tea point included within the demise. The suite also benefits from a shared kitchenette, WC and disabled WCs located in the communal reception / lobby area.

Specification

The building benefits from the following specification;

- Suspended ceilings with recessed lighting
- Perimeter trunking
- Gas fired central heating
- Carpeted
- Intercom entry and intruder alarm
- Kitchenette and WC facilities within the demise
- 2 car parking spaces

Would suit a three to four person business.



Accommodation

The available accommodation comprises the following Net Internal Area (NIA):

	sq ft	sq m
Offices	611	56.75

Area calculated in accordance with the RICS measurement code.

Service Charge

A service charge is payable to cover the maintenance and upkeep of the building fabric and common areas.

Business Rates

The tenant is responsible for the payment of business rates.

Rent & Terms

The suite is available on a new full repairing and insuring lease via a service charge. Please contact agents for further details. Rent based on £775 pcm exclusive.

VAT

The property is elected for VAT that will be applicable to the rent and service charge at the standard rate.

EPC

The first floor suite has been assessed with an EPC rating of B (50).

Viewing

Strictly by appointment with sole agent Knight Frank LLP on 029 2049 2492.

Mark Sutton – mark.sutton@knightfrank.com

Rachael Brown – rachael.brown@knightfrank.com

Subject to Contract

Details 03/19

Photography 03/19

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