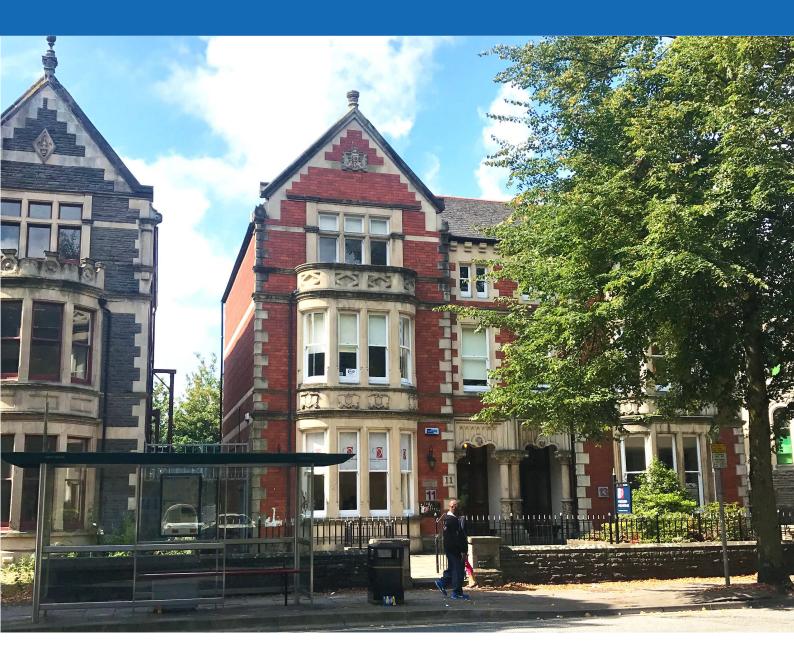
# emanueljones chartered surveyors



# 11 Cathedral Road Cardiff CF11 9HA

FIRST AND SECOND FLOOR REFURBISHED OFFICES WITH ON-SITE CAR PARKING - TO LET

Total Area 2,315 ft<sup>2</sup> (215.07 m<sup>2</sup>)

- + Gas central heating
- + Recarpeted throughout
- + Self-contained kitchen facilities
- + Independent WC's

029 2081 1581

# TO LET

#### **LOCATION**

The property occupies an excellent position fronting onto Cathedral Road, Cardiff, an established professional location just north of Cardiff city centre. Cathedral Road itself is a tree lined road adjacent to Sophia Gardens which provides car parking and sporting facilities and is within a short walk of the city centre. Cathedral Road is also the chosen location for occupiers such as NHS Confederation, Y Coleg, The Transport and General Workers Union and many other recognised organisations.

# **DESCRIPTION**

The property provides a three storey victorian office building. The available accommodation comprises first and second floor offices within 11 Cathedral Road.

The ground floor is let to Hidden Hearing.



First Floor Front - 645 ft<sup>2</sup> (59.92 m<sup>2</sup>) First Floor Rear - 535 ft<sup>2</sup> (49.70 m<sup>2</sup>)

Total - 1,180 ft<sup>2</sup> (109.62 m<sup>2</sup>)

Second Floor Front - 591 ft<sup>2</sup> (54.90 m<sup>2</sup>) Second Floor rear - 544 ft<sup>2</sup> (50.54 m<sup>2</sup>)

Total - 1,135 ft<sup>2</sup> (105.44 m<sup>2</sup>)

#### **SPECIFICATION**

The specification of the space is excellent incorporating;

- + Perimeter gas fired central heating
- + High quality hardwood finishes
- + Independent door entry system
- + New carpeting throughout
- + Excellent decoration throughout
- + Self-contained kitchen facilities at first and second floor level
- + Independent WC's at first and second floor level

# **CAR PARKING**

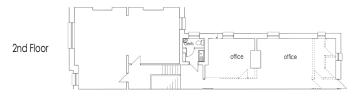
There are 10 parking spaces available with the entire accommodation - allocated on a pro rata square footage basis. The car park is at the rear of the property and is accessed via a secure gated entrance.

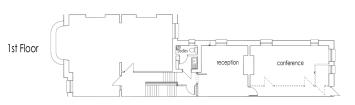
# LEASE TERMS

The suites are available to let on effective full repairing and insuring leases for a term to be agreed. The tenant will pay a contribution towards the building service charge. Further details on request.

#### VAT

The property has **not** been elected for VAT.





For illustrative purposes only.

#### RENT

£12.50 per ft<sup>2</sup> exclusive.

#### **BUSINESS RATES**

We are informed that the rateable value of the property is £30,700. However, interested parties should make their own enquiries with the Local Authority.

### **EPC**

The property has an Energy Performance Certificate in Band D.

#### LEGAL COSTS

Each party to bear their own.

# **VIEWING**

Strictly by appointment through sole agents Emanuel Jones:-

**Emanuel Jones** 6 Ty-Nant Court

Morganstown Cardiff CF15 8LW Tel: 029 2081 1581

Contact: Rob Emanuel / Rhys Williams Email: rob@emanuel-jones.co.uk

rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



October 2017