



# 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

[www.emanuel-jones.co.uk](http://www.emanuel-jones.co.uk)

**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.

**ACCOMMODATION**

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  
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SUBJECT TO CONTRACT AND AVAILABILITY



October 2017

**11 Cathedral Road**  
Cardiff, CF11 9HA

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