

**TO LET
SELF CONTAINED
2 STOREY OFFICE ACCOMMODATION.
93.49 SQ.M. (1,006 SQ.FT)**



**18 Harrowby Lane,
Cardiff Bay. CF10 5GN**

- POPULAR MIXED COMMERCIAL AND RESIDENTIAL LOCATION IN THE HEART OF CARDIFF BAY
 - EASY ACCESS ROUTES TO CITY CENTRE & M4
- CLOSE PROXIMITY TO WELSH ASSEMBLY BUILDINGS, WALES MILLENIUM CENTRE
MERMAID QUAY AND CARDIFF BAY WATERFRONT

£10,000 p.a.x.

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LOCATION

The subject property is located within Cardiff Bay close to the established professional/commercial/residential areas lying approximately 1 mile south of the City Centre.

DESCRIPTION

18 Harrowby Lane is a self-contained, split-level, two-storey, mid-terrace property offering office accommodation.

The upper floor comprises an open plan office accessed via an open staircase. The accommodation benefits from wood laminate flooring and suspended ceiling with fluorescent strip lighting panels.

The lower floor comprises an open plan office accessed via a carpeted spiral staircase and benefits from carpeting, ceiling spotlights, WC facilities and tea point.

The property benefits further from gas central heating, alarm and security roller shutters to windows and door.

ACCOMMODATION

The accommodation briefly comprises:

	Sq M	(Sq Ft)
Upper Office	44.89	(483)
Lower Office	48.60	(523)
WC		
Total	93.49	(1,006)

TENURE/TERMS

The unit is available on an effectively Full Repairing and Insuring lease for a flexible term of years to be agreed.

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of:

74

Copy certificate available upon request.

RATEABLE VALUE

We recommend that interested parties make their own enquiries of the Local Authority on 029 2087 1491/2 to confirm the rates payable and in some instances some relief may be applied.

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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