


FOR SALE/TO LET

3,028 SQ. FT. SELF CONTAINED OFFICE WITH 8 CAR PARKING SPACES

029 2037 8921 

fletchermorgan.co.uk 

25 Park Place, Cardiff CF10 3BA 



**Fletcher
Morgan**

Unit 1, Cowbridge Court, Cardiff CF5 5BS



Location

The property is prominently situated on the northern side of Cowbridge Road West (A48), a main arterial road linking Cardiff centre with Junction 33 of the M4 motorway. The area is mixed residential and commercial and there is a nearby retail shopping centre that includes an **Aldi and Farmfoods Centre**.

Description

A good quality, two story self-contained office building situated in a modern office complex. The building offers a self contained office with the following specification:

- Suspended ceilings
- Recessed lighting
- Carpeted floors
- Gas Central Heating
- Double glazing
- Male & Female Disabled Toilets

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Ground Floor	= 1,463 sq.ft.	 135.9 sq.m.
First Floor	= 1,565 sq.ft.	 145.4 sq.m.
TOTAL	= 3,028 sq.ft.	 281.3 sq.m.

The property benefits from 8 car parking spaces to both front and rear.

This property is subject to a disclosable interest under Section 21 of the Estate Agents Act 1979

Rates

The current Rateable Value of the property for the period 2020/21 is based on UBR multiplier of £0.535p. The Rates Payable for 2020/21 are as follows:

Rateable Value = £7,490
Rates Payable = £8,025

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Tenure

The subject property is available 999 ground lease at peppercorn rent. The subject property is also available on a Full Repairing and Insuring basis.

Purchase Price/Rent

Purchase Price £330,000 plus V.A.T.
Rent £28,750 per annum exclusive

Energy Performance Certificate

C66

VAT

All figures quoted are exclusive of V.A.T. where applicable.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

Virtual Tour

[Click Here](#)



CONTACT

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