

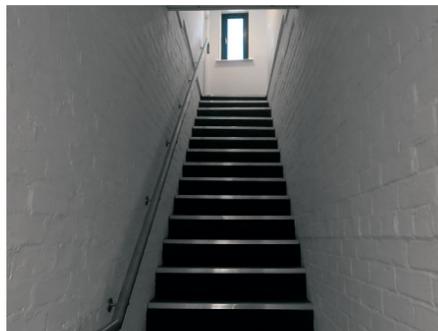
THE LOFTS

FAIROAK ROAD



PREMIUM OFFICE SPACE TO LET

The Lofts,
Fairoak House, Fairoak Road,
CARDIFF, CF24 4YA



Location

The premises is located in a prime location on an arterial commuter route from Cathays & Roath to the City Centre.

Cathays is an attractive suburb of Cardiff, based approximately two miles outside of the City Centre. Fair oak Road benefits from high footfall from a large residential population and is situated close to the busy Crwys Road and Whitchurch Road shopping streets.

- Situated in a prime location on a commuter artery to the city centre
- High footfall road with large local residential population
- Accommodation on the first floor

Office Area

A newly refurbished 1st floor office space spanning the width of three ground floor retail units.

The property consists of a new aluminium double glazed front door to ground floor lobby with the stairs leading to the 1st floor landing.

Two WCs, one with shower room for fitness enthusiasts who fancy a run around Roath Park lakes before work.

Door leading to 1,477 sq ft of category A office space, ready for occupation or further fit-out by incoming tenant to tailor the space to suit.

A light and airy office space with new grey aluminium double glazed windows with peaceful green space views.

Attractive exposed timber beams give the space character and charm with attractive suspended LED lighting for a contemporary feel.

The space includes a new kitchen with integrated fridge and recessed server comms area for services and equipment.

ROOM WITH A VIEW:

The premises looks out across Cathays cemetery with its ancient chapel. The cemetery is a popular walking location.



1,477sq ft of space

The premises is located in a prime location on an arterial commuter route from Cathays & Roath to the City Centre and with easy access to the M4 via A48(M).





ABOVE:
The Lofts is true to its name. The upper area boasts stylish exposed structural beams coloured in anthracite grey complemented with LED lighting.



ABOVE AND RIGHT:
The office space has been fitted with a fine underlaid grey carpet. Highly durable and an comfortable for all residents.



ABOVE AND CENTRE:
Finest quality fittings finish The Lofts providing incredible durability in cutting-edge style.



ABOVE:
Opaque vanity frosting fitted to glass on the West side providing privacy yet allowing substantial working light onto the floor area.

A wonderful atmosphere.

The substantial array of windows allows ample ventilation for the space. Together with splayed electric heating The Lofts provides a pleasant and comfortable atmosphere all year round.



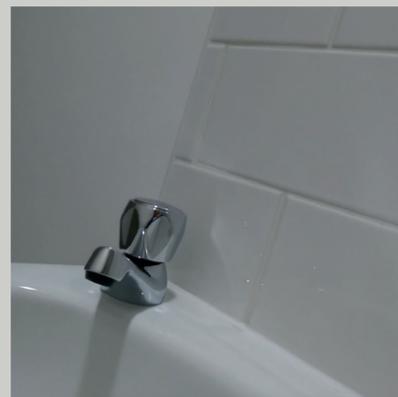


RIGHT:
The high-quality, fitted wash facility is tiled, fitted with opaque vanity glass and heated.



Catering for all your needs.

A stylish and comprehensive kitchenette provides a delightful area to prepare office lunches and well-earned teas and coffees.



One of the WCs fitted at the loft with wash basin and electric heater complemented with stylish classy wood-effect panelling.

Clean as a whistle.

The shower room is fitted with a high-pressure electric shower unit along with the second WC and wash basin. Perfect for the modern commuter.

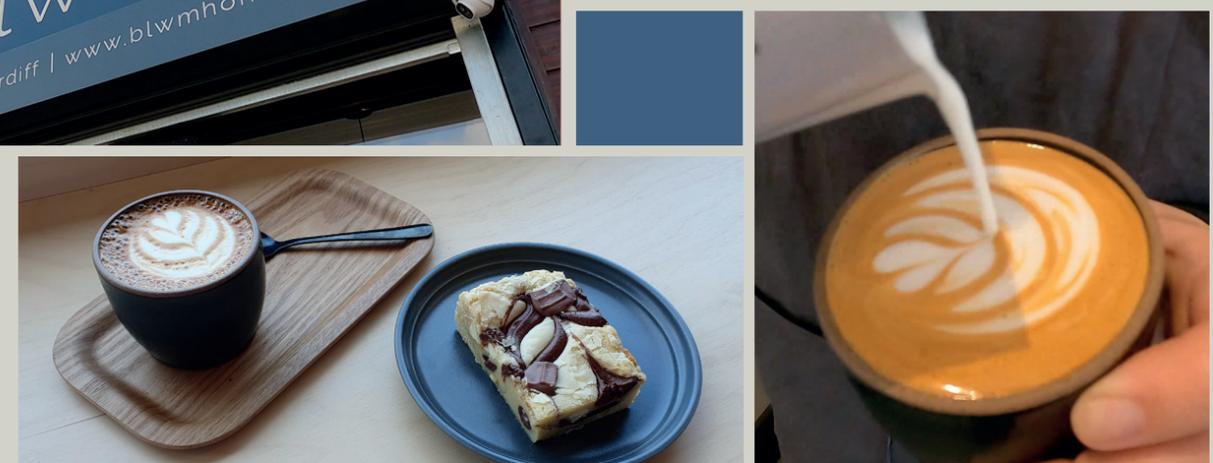




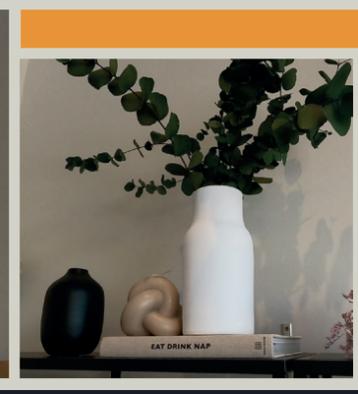
Blwm Coffee House

The delightful Blwm Coffee House is situated on the ground floor. Exquisite coffee, scrumptious treats and floral specialties set this one-of-a-kind establishment apart from the usual.

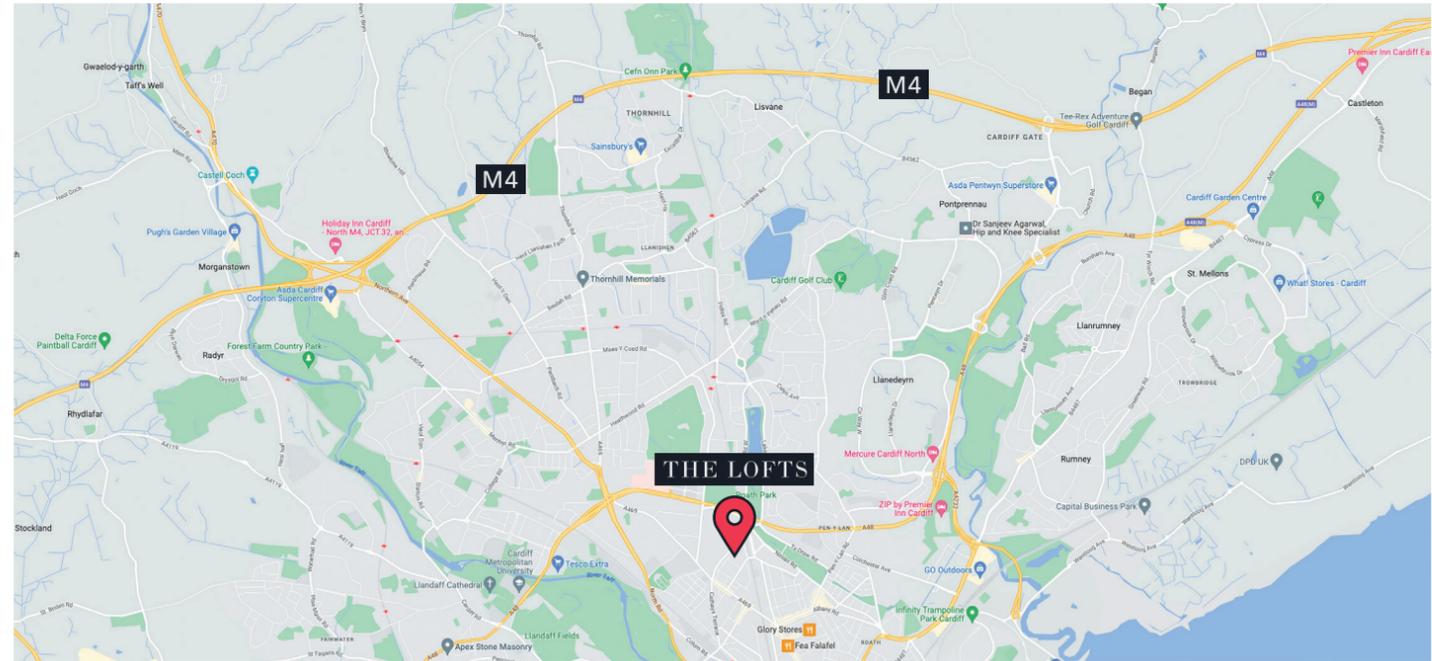
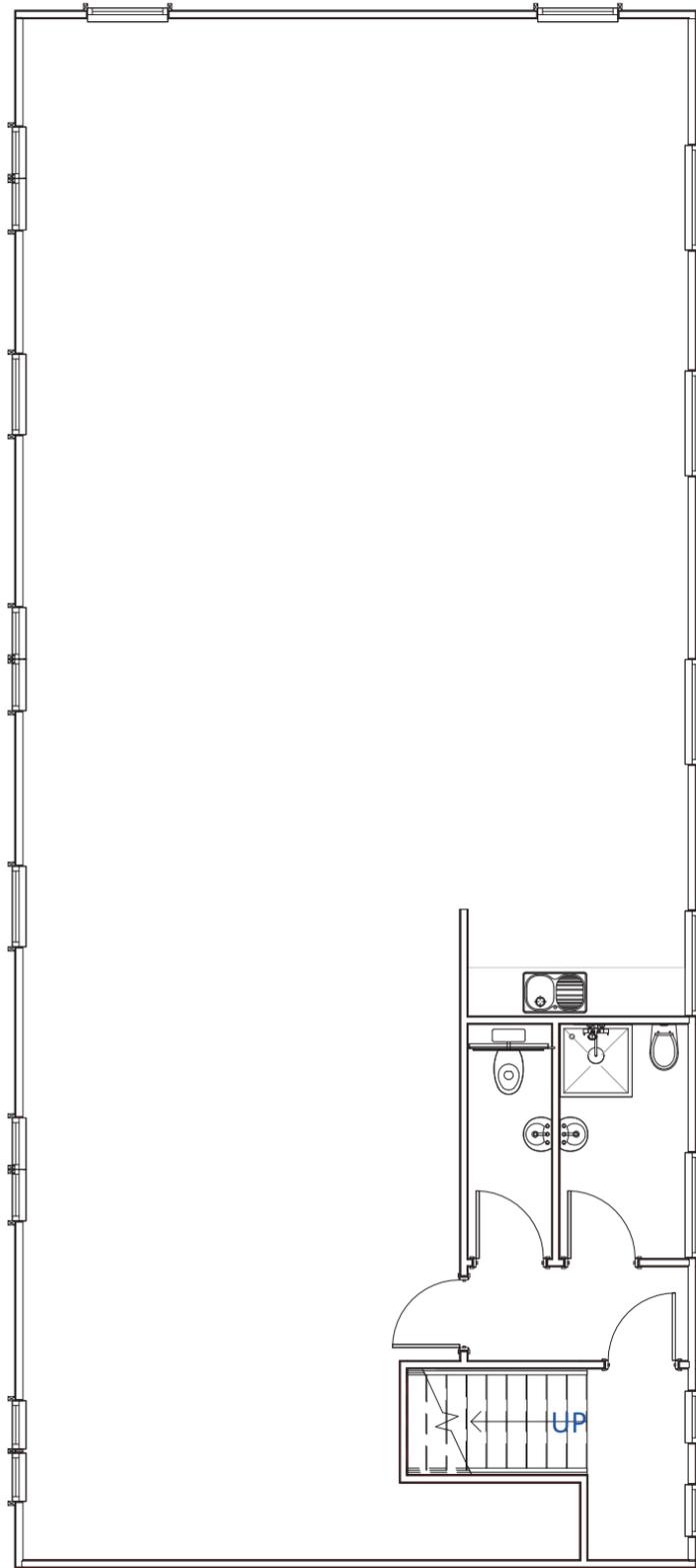
You may not need a kettle in the kitchenette :)



Blwm offer their delicious coffee inside or take-out. Fresh, homemade lunches are also available.



Floor plan



Terms

The premises is available to let via a new lease for a term to be agreed, on effective full repairing and insuring terms.

Quoting Rent £19,000

Rateable Value

The 2022 Rateable Value for the unit is:

Rateable value £9,700

Rates payable £5,189.50*

Interested parties are encouraged to make their own enquiries with the Local Rating Authority.

*Possibly subject to exemption

VAT

The premises has not been elected for VAT and therefore no VAT is payable on the rent.

EPC Rating

TBC

Legal Costs

Each party to bear its own costs in dealing with this transaction



The lighthouse at beautiful Roath Park only a stone's throw away from the premises.